

TECHNICAL APPENDICES



THIRD ROUND SUBSTANTIVE RULES

CONTENTS

Appendix A

MUNICIPAL DETERMINATION OF REHABILITATION SHARE, FAIR SHARE, AND UNANSWERED PRIOR

OBLIGATION: OVERVIEW	1
Rehabilitation Share.....	5
Fair Share	11
Unanswered Prior Obligation	18

Appendix B

REHABILITATION SHARE METHODOLOGY21

Introduction	22
Crowding	22
Deteriorated Housing.....	23
Low-Moderate Deterioration Share	23
Total Rehabilitation Share	24

Appendix C

FAIR SHARE METHODOLOGY48

Projections of Future Low- and Moderate-Income	
Housing Need (2014-2024)	49
Low and Moderate Income Households	50
Households with Assets.....	53
Persons/Households in Group Quarters	54
Vacant Housing Units.....	55
Secondary Sources of Supply	56
Filtering	56
Residential Conversions	57
Demolitions.....	58
Urban Aid Cities	60
20% Cap/1,000 Unit Cap.....	60
Total Adjusted Projected Need.....	60
Buildable Limit	61
Post Total Projected Need	62

CONTENTS (Continued)

Appendix D

UNANSWERED PRIOR OBLIGATION.....86

1987-1999 Prior Obligation.....	87
1999-2014 Prior Obligation	87
Secondary Sources.....	87
Reaching a Prior Obligation (1999-2014).....	89
Unanswered Prior Obligation.....	90
Vacant Land Adjustment.....	91
20% Cap/1,000Unit Cap.....	91
Buildable Limit Losses	91

Appendix E

BUILDABLE LIMIT METHODOLOGY.....115

Introduction.....	116
Regional Planning Areas	116
Developable Land Analysis.....	117
Land Capacity Analysis.....	121
Developable Land and Residential Capacity	125

Appendix A

COUNCIL ON AFFORDABLE HOUSING (COAH)

MUNICIPAL DETERMINATION OF REHABILITATION SHARE, FAIR SHARE, AND UNANSWERED PRIOR OBLIGATION: OVERVIEW

Rehabilitation Share

Fair Share

Unanswered Prior Obligation

Prepared by:

Rutgers University

Center for Urban Policy Research

Edward J. Bloustein School of Planning and Public Policy

33 Livingston Avenue

New Brunswick, NJ, 08901

Principal Consultants

Robert W. Burchell, Ph.D.

William Dolphin, M.A.

Jinwoo Kwon, M.R.P.

April 27, 2014

Municipal Determination of Present and Prospective Need

The section that follows details the procedures required to calculate the municipal low- and moderate-income housing obligation in New Jersey. Most aspects of the original method of housing need determination have been produced here despite its complexity because it has been recommended by the New Jersey Supreme Court in its latest *Mount Laurel* decision. It has also been accepted by field practitioners. The method's procedures are understood and used by these individuals, and the method's results are both internally consistent and intuitively correct. The existing system's procedures have been challenged in numerous court cases and have prevailed in most instances due to their accuracy and thoroughness. Procedures have evolved over time in which every aspect of the methodology has been reviewed and either retained or reworked.

New Jersey Council on Affordable Housing (COAH) Affordable Housing Need Numbers, 2014-2024:

I. Present Need (Rehabilitation Share)	62,859
Projected Affordable Housing Need	61,101
Secondary Sources of Supply (-) and Demand (+)	
1. Demolitions	(+)9,974
2. Filtering	(-)24,925
3. Conversions	(-)6,790
4. Caps/Limits	(-)8,728
II. Fair Share	30,633
III. Prior Obligation (Unanswered – 1987-2014)	21,558*
*10,779 delivered 2014-2024	
10,779 delivered 2024-2034	

Region	Rehabilitation Share	Fair Share	Unanswered Prior Obligation
Northeast	24,362	4,902	-6,374
Northwest	17,025	5,213	-11,541
West Central	6,625	7,615	8,372
East Central	7,275	7,710	24,626
Southwest	4,286	4,401	3,156
South-Southwest	3,285	792	3,319
State Total	62,859	30,633	21,558

Procedures: Developing Housing Regions

Housing subregions related to journey-to-work have historically been constructed using travel times on various categories of roads during prime commuting periods. The first formal procedure for the accomplishment of this was published by the American Society of Planning Officials in 1951, following planner-economist, J.D. Carroll's work on journey-to-work analysis and its importance in planning¹. Points on roads outward from an *employment center* representing travel times would be connected to each other in the same fashion as if one were to weave together points on the spokes of a wheel. These zones of potential residence, emanating outward from the center of an employment zone, would take on an amoeba-like form as various gradations of roadways (collectors, arterials, freeways, and so on) would allow different distances to be traveled for the same travel time. The "isotime zones," as they were called, represented an assemblage of all places accessible from the employment center within the time specified on the outer edge of the zone. These were termed local housing markets or submarkets.

While this procedure may have gained acceptance for the delineation of a submarket, clearly for data presentation purposes a more recognizable and permanent market area had to be constructed. The market area, while keyed to journey-to-work, had to take into account the availability of both employment and U.S. Census data to isolate centers of employment. Historically, this was available only on a county basis in the form of *County Business Patterns*, an annual tabulation of jobs by category in the United States published by the U.S. Department of Commerce. Recognizing the expanding scope of the market, *FHA Techniques of Housing Market Analysis* lists the prerequisites for housing market delineation²:

The location of actual and prospective employment centers and the availability of transportation facilities of all types underlie the selection of general locational alternatives as places of residence for the working population. The housing market area usually extends beyond city limits regardless of the magnitude of the market under consideration. In the larger markets, the market area may extend into several adjoining counties through the outward growth of the primary metropolitan area.

Housing Regions in New Jersey

Information on journey-to-work for New Jersey counties may be obtained from the 2010 U.S. Census to modify the 2007-2011 American Community Survey Public Use Microdata Sample (PUMS) for New Jersey³. A five-percent sample of all New Jersey households' information can be crafted to scrutinize times traveled one-way to work (in minutes) for all those employed in households as of April 2010. Also, part of the data set is the origin and destination of the work trip. The information used in the initial grouping procedure concerns worktrip origin and destination. This information is used only at the county level, i.e., for each employed member of the household, worktrip county of origin and county of destination. All modes of travel are included: automobile, bus, rail, and miscellaneous (walking, biking, and so on).

The program chosen to isolate and compare counties is Excel. The program helps to identify counties that have similar attributes. The data define a smaller number of groups such that data

units belonging to some groups are “similar,” while data units belonging to different groups are “dissimilar”. The procedure is dependent upon differences in variables. It is unique in that it assumes no conceptual associations *a priori*. Excel brings counties together, according to the cross-commutes between them.

Controls are placed on the grouping procedure. Counties that could be grouped based on similar commuting ties have to be contiguous. In addition, no less than two nor more than four counties are allowed to cluster as part of any group. These are the requirements of the New Jersey *Fair Housing Act*⁴. The lower threshold is to ensure that no single county appeared “left over”; the upper threshold was chosen to avoid large commuting distances within any of the identified regions.

After including certain judgmental decisions regarding the size of a region and its capacity to handle housing need, as well as the necessary inclusion in each region of at least one central city, the journey-to-work sorting of counties takes the following form:

Northeast	Northwest	West-Central	East-Central	Southwest	South-Southeast
Bergen	Essex	Middlesex	Monmouth	Camden	Atlantic
Passaic	Morris	Somerset	Ocean	Gloucester	Cape May
Hudson	Union	Hunterdon	Mercer	Burlington	Cumberland
Sussex	Warren				Salem

The above distribution of counties reflects vacant land concentrations and growing commuting ties between Sussex and the remaining counties in the Northeast region; Warren and the remaining counties in the Northwest region, and Mercer and the remaining counties in the East-Central region. Within each grouping, there are sufficient vacant land and established or growing commuting ties; also, each region has at least one established central city. This enables affordable housing need to be absorbed by regions.

In most cases, the commuting ties between counties of these groups are stronger among each other than between a single county of the group and another group as a whole. There may be selected instances where a single county of one group is related more intensely to a single adjacent county of another group than to members of its own group; yet overall, there are usually weaker commuting ties with the other group as a whole. The above listings provide the necessary sort of constituent New Jersey counties on both commuting ties and land sufficiency to implement affordable housing goals.

Income Qualification of the Low- and Moderate-Income Population

Data from the 2010 U.S. Census modifying the 2007-2011 American Community Survey Public Use Microdata Sample (PUMS)⁵ is again used to qualify a household according to HUD Section 8 family-income requirements. The PUMS tapes contain records for a sample of housing units with information on the characteristics of each unit as well as on the people who reside in these units.

Information from this file makes it possible initially to eliminate all individuals living in institutions, and most from group quarters from potential low- and moderate-income housing demand. This removes from direct count those who comprise prison/sanitarium, college, nursing home, assisted living, religious-order housing, people berthed in maritime vessels, and similarly situated arrangements.

Once these selection procedures are undertaken, the PUMS may be employed to array all households by size and income status. HUD median family income for a region is determined, and 80 percent and 50 percent are assigned to household sizes of four for the upper limits of moderate and low incomes, respectively. Each household size of more or less than four is allowed a positive or negative adjustment of the 80 percent or 50 percent of median figure to qualify for moderate- or low-income designation. (This is based on the philosophy that if you have more children/dependents or household members you can earn more and still qualify for moderate/low income; in reverse fashion, if you have fewer dependents or members, it is more difficult to qualify by establishing a lower income for qualification.) The procedure spelled out above separates low- and moderate-income households, adjusted for household size, from all other households in the region. This relative selection of a population qualifying for housing need forms the basis of all need estimates. In subsequent steps, the housing units occupied by these households are initially checked for deterioration to determine Present Need. The number of income-defined households is then projected into the future to determine Prospective Need. The detailing of these steps is explained below. Statewide, low- and moderate-income households represent 40.622% of all households.

I. Present Need or Rehabilitation Share

Rehabilitation Share is the total housing deficiency, signaled by surrogates, and is unique to each community. Present Need is the tabulation of deficient units by community.

Recognizing the evolution of the concept of deteriorated housing from 1960 and earlier where enumerators attempted to physically identify bad housing from field survey, to the current period where deficient housing is isolated through housing-quality surrogates, information provided by the 2008-2012 American Community Survey 5-year estimates is used to signal housing deficiency via surrogates. It is taken to the year 2014 for Present Need.

Surrogates do not themselves confirm that a unit is deficient. They indicate that if a unit has these characteristics, it most likely would be independently found via field survey to be deficient. Surrogates are developed by listing the characteristics of units found as deficient and viewing which characteristics consistently are associated with field-confirmed deficiency. Three housing quality surrogates are used to signal housing deficiency. The indices represent the culmination of numerous empirical studies on factors indicative of inferior versus superior housing quality; they are clear surrogates of inferior housing. *They represent the full range of information available on housing quality from the 2008-2009 American Community Survey 5-year estimates.* No index is slighted, and all are simultaneously employed. They include:

1. *Persons per Room.* 1.01 or more persons per room in units built before 1960 is an index of overcrowding in older units. (Units 50+ years of age are considered to be old units.)
2. *Plumbing Facilities.* Inadequate plumbing facilities are indicated by incomplete plumbing facilities: the lack of a sink, toilet, or tub/shower.
3. *Kitchen Facilities.* Inadequate kitchen facilities are indicated by incomplete kitchen facilities: the lack of a sink with piped water, a stove, or a refrigerator.

A unit has to have at least one characteristic to be isolated as deficient once it qualifies as housing a low- or moderate-income family. It should be realized that any of these characteristics need not signal deficiency on their own. The unit must also be occupied by a poor household. It should be also realized that some units have more than a single deficiency and one could over count units if this was not taken into account. This is done at the county level using PUMS data as is explained below for income. This procedure for establishing housing deficiency: (1) is drawn from the literature of the field; (2) encompasses an available array of physical insufficiency including such items as: inadequate kitchen; inadequate plumbing; and overcrowding of old units.

The pool of low- and moderate-income families living in deficient housing, once tabulated at the local level is multiplied by the percentage of low- and moderate-income households found at the county level (an average of 65.3% statewide). This is far more accurate than information found at the regional level, and this type of information cannot be found at the local level. With regard to the latter, housing determination variables cannot be cross-tabulated with income because the PUMAs (PUMS Areas) are not reported for areas with fewer than 100,000 in population. Thus, the best available information and the most rigorous procedures are used to isolate the low- and moderate-income households that are living in deficient housing at the county level; and this is taken to the municipal level through similar housing quality variables found at the local level. An algorithm is used to isolate the percentage of units which have multiple deficiencies and should be counted as one.

Rehabilitation Need is actually projected to be estimated as if July 1, 2014 had been the 2010 year, and the sample of housing deficiencies had taken place at that time. This is done by reproducing the incidence rates of deterioration associated with housing units in 2010, and projecting these incidence rates (determined by housing conditions) to the 2014 period. The new array and number of households in 2014 carry with them the deterioration rates noted in 2010.

Municipal surveys to determine Rehabilitation Share may be presented to the Council as an alternative method to this procedure (See Section 10 of the Fair Housing Act). The Council will provide guidance as to the appropriate form and scale of such surveys.

Rehabilitation Share is the deteriorated housing of a community. It represents individual municipal housing responsibility reflective of its own housing inadequacy/deficiency.

Rehabilitation Share by Region

Northeast	24,362
Northwest	17,025
West-Central	6,625
East-Central	7,275
Southwest	4,286
South-Southwest	3,285
State Total	62,859

Distribution of Low- and Moderate-Income Housing Need

Low- and moderate-income housing need is distributed to each community using the four economic and land-use factors listed below. These factors in the first two cases represent measures of *responsibility*, i.e., the jobs (in the form of jobs per thousand square feet of nonresidential space added) and the residential units drawn to the municipality that will necessitate additional low and moderate income housing units. In the second two cases, they represent measures of *capacity*, i.e., the physical (development potential and the income) capacity to absorb and provide for such housing. These four factors are used to distribute Fair Share Need. All factors operate individually, are weighted, and involve all municipalities in the region including Urban Aid municipalities. All allocations on the below variables reflect the fraction representing the community's share of the regional total. Urban Aid municipalities' affordable housing need is ultimately reallocated to other municipalities.

1. Nonresidential Employment Change

Nonresidential certificates of occupancy are reported annually by the New Jersey *Construction Reporter* for twelve categories of nonresidential development. This information was used for the period 2000 to 2012 together with information from Appendix F of the 2008 Rules on employees per 1,000 square feet of space, to determine municipal share of the region's total employment added during this period⁶. This is the most accurate source of employment information on change in local employment. It avoids both the zip-code problem and the working out-of-residence problem. The former refers to situations where the zip-code address of a firm does not reflect the actual location of its employment. If the ES-202 data were used for local employment, this could be an issue.

Individuals working out of their residences represent a growing phenomenon and an increasingly complicated data issue. That is because while they contribute to job growth in an area they are already housed. This data source actually counts the jobs likely to occur in nonresidential structures, some of whose employees may require affordable housing in the future.

2. Residential Dwelling Unit Change

Residential certificates of occupancy are reported annually by the New Jersey *Construction Reporter* for one and two family, multifamily, and mixed-use structures. They report the actual

number of units occupied. This is equivalent to households, as households are defined as an occupied dwelling unit. Residential dwelling unit change is another measure of responsibility of the local community. It has taken housing and will probably do so in the future. It is growing residentially in addition to taking jobs, having wealth, and having development capacity. This is an excellent source of information in that it is a ten year count of residential structure occupancy at the local level.

3. *Buildable Limit Capacity*

The total undeveloped land that remains in a community (and which could accommodate new development) is estimated through the use of Geographic Information System (GIS) layered data linked to parcel data at the municipal level. The undeveloped land inventory is compiled from information prepared by The Environmental Analysis and Communications Group at Rutgers University, and it reflects data layers that were current as of 2012. To undeveloped land is applied a density which allows development potential to be derived in terms of prospective units. (See below).

Undeveloped land and development potential are further linked to the *New Jersey State Development and Redevelopment Plan's* (SDRP)⁷ Planning Areas saved to ; the land designations of the Pinelands, Meadowlands, and Highlands, as well as designations pursuant to CAFRA. To be sensitive to the individually protected areas (Meadowlands, Pinelands, Highlands) as well as the State Planning Commission's goals for each Planning Area, undeveloped land is grouped as follows:

- Meadowlands, Pinelands, Highlands (commission-specific data)
- Rest of State (ROS)
 - Type 1 – Located in Planning Area 1 (Metropolitan) and classified as Urban by the Center for Urban Policy Research (CUPR).
 - Type 2 – Located in Planning Area 1 and classified as Suburban by CUPR.
 - Type 3 – All other communities located in Planning Area 1.
 - Type 4 – Located in Planning Area 2 (Suburban), a Designated Center or within a sewer service area.
 - Type 5 – All other communities (those located in Planning Areas 3, 4, 4b and 5 that are not within a sewer service area or listed as a Designated Center).

State Planning Area 1 represents areas of the state that have experienced the most intense development, and includes some of New Jersey's oldest and established population centers. But it also encompasses the largest urban cities like Newark, Elizabeth, Trenton and Camden, as well as many smaller suburban and more rural areas ranging from Englewood, Voorhees and Millburn to Phillipsburg, Bridgeton and Millville. Rather than lumping them all in one basket, the Environmental Analysis and Communications Group divided them into three groups according to

their CUPR community classifications. The fourth category encompasses lands located in Planning Area 2 and Designated Centers. These areas are less intensely developed, have more dispersed and fragmented patterns of development, and are more likely to have land available for development. The Environmental Analysis and Communications Group expanded this category to also include areas outside PA-1 and PA-2 that are within a sewer service area, and thus have the infrastructure to support additional growth. Together these four categories represent the State's potential growth areas.

The fifth category encompasses all other lands, and thus those areas that are constrained in their development capacity because they are generally dependent on having sufficient land to support on-site septic treatment systems.

Using the DEP's 2002 LU/LC data for residential developed land and 2000 U.S. Census household data at the municipal level, an average residential dwelling unit density per acre was calculated for each municipality in the three ROS regions. The latest spatial versions of the State Plan Policy Map and DEP sewer service area map were overlaid on the municipal spatial and density data, and each resulting data record was then assigned to one of the first four land use categories based on the above criteria. This data was then used to calculate a median residential density for each of these four categories of land use located within each of the six COAH Regions. The above data were then checked with the municipal data to eliminate undevelopable lands.

COAH Region	Land Use Category (DUs per Acre)			
	1	2	3	4
1	19.92	6.34	1.99	5.19
2	16.54	4.95	2.33	3.50
3	15.41	5.54	3.84	1.95
4	15.76	4.40	3.26	4.00
5	15.83	5.06	2.72	2.78
6	----	5.88	----	6.01

4. *Relative Household Income.* This is an average of the following two measures:

- Municipal share of the regional sum of the differences between median 2010 municipal household income and an income floor (\$100 below the lowest average household income in the region) [taken once], and
- Municipal share of the regional sum of the differences between median 2010 municipal household incomes and an income floor (\$100 below the lowest 2010 median household income in the region) weighted by the number of the households in the municipality [taken twice].

Fair Share Need is distributed to municipalities unless the municipality received Urban Aid

pursuant to P.L. 1978, C.14 (C.52:27D-178 et seq.) and exhibits at least one of the following:

1. Population density of greater than 10,000 persons per square mile, or 14.1 per acre;
2. Population density of 5,000 to 10,000 persons per square mile or 9.4 to 14.1 per acre plus less than 5 percent of vacant, non-farm, municipal land as measured by the percentage of vacant, developable land in the region, as determined by The Environmental Analysis and Communications Group at Rutgers University in 2014.
3. Housing deterioration in the community in 2014 greater than the regional average; also in 2014.

Prospective Need Population Projections

Population projections are derived from a preferred model from the New Jersey Department of Labor and Workforce Development, Division of Labor Market and Demographic Research⁸, this model projects population by county (21 counties) and age cohort (13 declensions) for 20 years into the future. The population model is termed the Economic Demographic Model. In the Economic Demographic Model, future migration is related to projected employment growth. The Economic Demographic Model projects growth evenly to the state's various locations, including an adequate share to the central-city counties. The procedure employed in this analysis is to use the output of the Economic Development Model. The Economic Demographic Model forecasts the future, and is the preferred model by the State. In 2010, the population of New Jersey was 8,791,894. In 2015, using our procedures, it is projected to be 8,954,531. By 2025, it is projected to reach 9,312,806. This is an increase of 358,275 in population, from 2015 to 2025 (see below).

Household Projections

Household projections follow from population projections by age cohort. Household projections are accomplished by applying a headship rate (the propensity to form a household) to population growth in an age grouping. Headship rates generally increase with age. The change in headship rate, however, is greatest in the age group 25-44. Household headship rates vary indirectly with household size. As household size decreases, headship rates increase. This relates directly to marriages and divorces, causing households to shrink in size by forming two smaller households from a single larger household. Household sizes in New Jersey have increased slightly over the last two decades; conversely, headship rates have slightly decreased. Household growth, like population, is projected by county. Headship rates are determined by age group and county in New Jersey in 2010 and extended into the future at five year intervals at one-half the rate of change observed from 1990 to 2010.

Residential certificates of occupancy (households) rendered for the years 2011, 2012, and 2013 were extended to 2014 and then from 2014 to 2024. Their totals were compared to the totals rendered by applying headship rates to the population projections of the Economic Demographic Model. From 2009 to 2014 they were 60 percent of model projections; from 2014 to 2024 they were 80 percent of model projections. Households projected from 2009 to 2014 and from 2014 to 2024 were adjusted downward by altering the population projections by about 30 percent (2010-

2015) and 15 percent (2015-2025) respectively. Population was adjusted rather than households so as not to interfere with the Fair Share household calculations discussed below.

Once total households are determined for the period of 2014-2024, low- and moderate-income households were calculated. While such households account for roughly 40% of the total (actually, 40.622%), a detailed procedure exists for more precise calculations of estimates. This procedure is explained in the paragraphs below. The aggregate growth in low- and moderate-income households is summed at the county level and sent to a regional pool to be subsequently distributed to municipalities via allocation factors. Allocation factors are also explained below.

II. Prospective Need or Fair Share

Prospective Need is the share of the total projected households that will qualify for low- and moderate-income housing. Prospective low- and moderate-income housing need is derived by projecting the population by age cohort from 2014 to 2024 and converting this to households. This takes the following steps:

1. A 2014 base is established by bounding it at one end by four age cohort distributions of the 2010 *U.S. Census* for New Jersey. The other end is bounded by the distribution of the projected population for 2015 by age cohort. Four-fifths of the population difference from 2010 to 2015 is used to establish the 2014 age cohort distribution.
2. A July 1, 2024 projection-year end is also arrayed by age distribution. This is done as follows: Population by age cohort for the population projection to the year 2025 is modified, as explained herein. One-fifth of the population change from 2020 to 2025 is subtracted from year 2025 totals to obtain a new population projection by age cohort for 2024. The age cohorts are:
 - 0-24 years
 - 25-44 years
 - 45-64 years
 - 65 years and older
3. Both the population age cohorts for the base year (2014) and the projection-end year (2024) are multiplied by New Jersey county-specific headship rates by age cohort. Two distributions of total households emerge: one for 2014 and another for 2024.
4. Total households for each period are converted to low- and moderate-income households by carrying forward the income characteristics of all households in 2010 to 2014 and 2024 by age cohort. Low- and moderate-income households are sorted by applying the Section 8 household size/family income qualification criteria that were used in 2014 to the number of households that exist in each cohort in 2014 and 2024. Thus, to the degree that age cohorts are differently composed and growing differently, the low- and moderate-income population will also change as it ages into the future. Nonetheless, almost by definition, about 40 percent (40.622%) of household growth will be comprised of low- and moderate-income household growth.

5. Low- and moderate-income households for 2014 are subtracted from low- and moderate-income households in 2024 to obtain the change in low- and moderate-income households from 2014 to 2024. This is done for four age cohorts specified above for each of the 21 counties. The overwhelming age group in household growth are those households over the age of 65.
6. The growth of households is assembled by regions of the state, with subsequent distribution to municipalities.

Prospective Need by Region (2014-2024)

Northeast	14,833
Northwest	12,758
West-Central	9,455
East-Central	13,247
Southwest	10,007
South-Southwest	2,283
State Total	62,582

Additional Populations

Two factors add to Prospective Need at this point: (1) providing for those who live in non-institutional group quarters (emergency shelters, on the street, at soup kitchens and so on); and providing for a vacancy cushion in the housing stock to allow markets to function and housing to be vacated and reoccupied or just to repaired or renovated on an occasional basis (about 4% of low/mod households). An additional factor subtracts from Fair Share need: those households who live in a paid-off asset (a house of their own) and do not spend more than 38% of their income for housing.

Group quarters population are those located in “other noninstitutional” group quarters as of 2010. This number, which has existed from 2000, is totally exhausted between Fair Share (2014-2024 - 70%) and Prior Obligation (1999-2014 -30%) assignments. The number is divided by two to determine units and multiplied by 80 percent to determine low and moderate income units.

Nonseasonal—non-other vacancies are available for municipalities from the U.S. Census in 2010 in numbers of units. This is what was used to calculate additional units needed for both Fair Share (2014-2024) and Prior Obligation (1999-2014).

People with paid-off assets who are low income but do not pay more than 38% of their income for housing were determined using ACS PUMS data and are eliminated from need in both the Fair Share (2014-2024) and Prior Obligation (1999-2014) calculations. These constitute about 12.1% of all low and moderate income households.

The chart below shows that non-institutional group quarters adds about 4,406 households for the period 2014 to 2024; vacancy adds about 2,268 households; and those households with assets subtract about 8,155 households for the period.

Additional Populations (2014-2024)

Additional Populations (2014-2024)	
Group Quarters	(+)4,406
Vacancy	(+)2,268
Households with Assets	(-)8,155
Total	(-)1,481

Secondary Sources of Housing Supply and Demand

Demolition

Secondary sources of housing supply and demand reflect the adjustments of the housing market to the unevenness and spontaneity of primary supply and demand. As housing ages or as it falls prey to accident, natural disasters, or publicly/privately initiated changes in land use, it may become obsolete and be removed from the stock. The term for this selective pruning is *demolition*. Demolitions occur regularly and affect various markets differently. In strong markets, demolitions are low; in weak markets, they are proportionally higher. In both situations, demolitions add to future housing demand.

Filtering

As housing is added by private developers to the upper and middle price categories of the stock, a large share of consumers who already occupy housing within the market are attracted to this housing. When they occupy the new housing through purchase or rental agreements, they release sound housing within the local market that is of less quality than the new housing that has been built. This causes the housing that they once occupied to be available to a lower round of consumers, often at a reduced price. The process is termed *filtering*. Filtering reduces future housing need as a greater proportion of formerly higher-priced housing becomes available at potentially lower prices. Filtering takes place in active housing markets, especially those receiving a significant influx of new housing.

Residential Conversions

In selected residential conversion housing submarkets, a demand may exist for smaller units, and this need may not be responded to by normal market operations. The market adjusts to this need by creating additional smaller units from larger ones. This is termed *residential conversion* and most often occurs in housing stocks containing larger structures that can be adapted to smaller units yet not destroy or significantly alter the value of adjacent units in the process. The older, urban two- to four-family home is an ideal conversion unit. Four or six units may be created in this type of structure where only one half of this number may have existed previously.

Procedure for Calculating Secondary Sources

Demolitions

Demolitions are a secondary source of housing demand in that demand is created by households requiring housing because units are lost from the stock⁹. Housing units are lost due to fire, structure abandonment, road improvements, community renewal, land-use change, and other reasons. It is estimated that units lost from the low- and moderate income stock (reported demolitions) are somewhat higher than those added to the stock due to conversion. For the *entire* housing stock, the ratio of demolitions to conversions could be even higher. It is also true that the level of demolitions varies in New Jersey. For the period 2000-2010, total reported demolitions for New Jersey municipalities were 5,100 per year; in 2007, the total was above 3,000; in 2011, the total was just over 4,800.

In order to estimate the scale of demolitions for the period 2014-2024, reported demolitions for each municipality for the years 2000 through 2009 are summed to obtain the 10-year future demolition estimate by municipality. These are the best indicators of demolition for communities and are in between the *U.S. Census* periods of 2000 and 2010. Demolitions are reported and occur at the municipal level.

Demolitions are adjusted for each municipality to the share of all demolitions that affect the low- and moderate-income housing sector. Econsult found that about 19.5% of the stock of New Jersey housing is affordable to low- or moderate-income households. Total demolitions are thus tallied by individual community and the share affecting low- and moderate-income housing is estimated as indicated above. The average number of demolitions per year from 2000 through 2009 was 5,100. These are the totals used for 2014-2024 projections (51,150). 19.5% of these will presumably affect low- and moderate-income households (9,974).

Demolition Housing Need by Region (2014-2024)

Northeast	(+)2,044
Northwest	(+)2,094
West Central	(+)642
East Central	(+)1,943
Southwest	(+)1,084
South-Southwest	(+)2,169
State Total	(+)9,974

*This secondary source is a
positive demand contributor.*

Filtering

Filtering is a downward adjustment of housing which recognizes that the housing requirements of

lower-income groups can be served by supply additions to the higher-income sectors of the housing market¹⁰. During the course of normal market operations, middle- and upper income households vacate existing housing for new, more desirable units, leaving their units vacant for households of lesser income. Filtering causes the price of a certain portion of formerly expensive housing to drop; accordingly, filtered units become affordable to those in the community who have less relative purchasing power, and who would not have been able to obtain the same units when they were newer to the market.

Filtering for the period 2014 to 2024 is estimated by taking 51.3 percent (10 of 19.5 years) of the 1999-2018 estimates of filtering by Econsult for each community. The total number of filtered units for all municipalities was determined to be 47,358; 51.3 percent of this total is 24,925. This is the number of filtered units calculated as distributed among municipalities. Filtering is assembled for the region and allocated to communities according to their share of multifamily units (5+) and their share of housing built prior to 1960. Multifamily housing and older housing are more subject to filtering than single family or new housing of any type.

Filtering Housing Supply by Region (2014-2024)

Northeast	(-)7,135
Northwest	(-)6,663
West Central	(-)271
East Central	(-)1,692
Southwest	(-)5,745
South-Southwest	(-)3,419
State Total	(-)24,925

*This secondary source is a
negative demand contributor.*

Residential Conversion

Conversion is the creation of dwelling units from already existing structures¹¹. Almost all conversion consists of additional dwelling units being created from other residential units, and very rarely from nonresidential units. This type, termed residential conversion, is a significant and recognized source of housing supply to low-and moderate-income families. The conversion calculation relies on the number of units that changed in a ten year period from 2000-2010 plus certificates of occupancy minus demolitions for that period. The former is the change that was counted, the latter is the change that really happened. The difference is conversion. The ten year conversion number must also be multiplied by the share that is low and moderate income.

This study finds a total of 34,000 converted units for the period from 2000 through 2010. The current study takes 19.5 percent of that number to estimate low- and moderate-income conversions from 2014 through 2024: a total of 6,790 converted units. As indicated, residential conversion is

closely related and distributed to municipalities from the region on the basis of their percentage of two- to four-family structures within the region. Residential conversions for low-and moderate-income housing in normal markets are often on a par with demolitions for the low- and moderate-income sector. In stronger markets, conversions are more than demolitions; in weaker markets, conversions are less. New Jersey is presently coming out of a weaker market.

Residential Conversion Housing Supply by Region (2014-2024)

Northeast	(-)4,270
Northwest	(-)872
West Central	(-)847
East Central	(-)505
Southwest	(+)110
South-Southwest	(-)405
State Total	(-)6,790

*This secondary source is
a negative demand contributor*

Urban Aid Cities

Urban aid cities are apportioned after the initial allocation. Under the Fair Share formula Urban Aid communities do not receive Fair Share Need. Their Adjusted Calculated Need is reduced to zero. Their need is sent to a statewide pool for allocation to allow for their distribution throughout the state. Urban Aid Cities affect each community's need numbers and should be kept track of separately¹². Urban aid cities appear on the State of New Jersey's current list for State Aid (57 cities). They do not get Prospective Need or Fair Share Need if they are on the list and have greater than 10,000 people per square mile or have greater than 5,000 people per square mile and less than five percent of the regional vacant land. They also do not get need if they have in excess of the percentage of deteriorated housing in the region. The total number of Urban Aid Cities which get a zero Fair Share Need is 52.

Adjusted Total Projected Need

Total Projected Need is combined low and moderate income housing need (including other sources of need), net of filtering (-), residential conversions (-), and demolitions (+). It also involves the Urban Aid Cities' redistribution of need. Adjusted Total Projected Need is future municipal affordable housing need prior to the consideration of other factors: vacant land adjustments, 20% Cap, 1,000-Unit Cap and Buildable Limits, to be discussed subsequently.

Adjusted Total Projected Need by Region (2014-2024)

Northeast	6,987
Northwest	6,940
West-Central	7,968
East-Central	11,311
Southwest	4,432
South-Southwest	1,722
State Total	39,361

20% Cap

This is a control on affordable housing provision such that a municipality will not have to rebuild an equivalent to the town's housing stock over a ten year period to deliver affordable housing. Adjusted Total Projected Need is multiplied by five and compared to total housing units. If Adjusted Total Projected Need times five is greater than total housing units, these extra units are not counted.

20% Cap Losses by Region (2014-2024)

Northeast	-71
Northwest	0
West Central	-7
East Central	0
Southwest	-30
South-Southwest	-0
State Total	-158

1,000 Unit Cap

The 1,000 unit cap is a limitation on affordable housing development during a 10 year period. No more than 1,000 units can be built during a 10 year period in any community in New Jersey. Units in excess of 1,000 for the period 2014 to 2024 are summed and removed from local need. This type of need loss often happens in physically-large communities that are middle-to-upper income, and have grown significantly in residential and nonresidential development. For the period 2014 to 2024, 1,000 unit limit losses are 0.

1,000 Unit Limit Losses by Region (2014-2024)

Northeast	0
Northwest	0
West Central	0
East Central	0
Southwest	0
South-Southwest	0
State Total	0

Buildable Limit – Current Cycle

Development capacity in new units is determined via a GIS-layering/parcel data process that identifies developable land and the ability to accommodate units. Affordable units are then compared to development capacity. The difference represents lack of fit of low and moderate income housing.

It is important to note that this cap has been proposed to develop a better relationship between the municipal housing obligation and the municipal capacity to address the need. The cap and the data used to calculate the cap are not viewed as a substitute for COAH's adjustment process. A municipality shall utilize the adjustment process whenever it believes that it lacks the land capacity to address its housing obligation. Buildable limit losses amount to 8,570 from 2014 to 2024.

Buildable Limit Losses by Region (2014-2024)

Northeast	-2,014
Northwest	-1,727
West Central	-296
East Central	-3,600
Southwest	-2
South-Southwest	-930
State Total	-8,570

Fair Share -Post Adjusted Total Projected Need

Post Total Projected Need is Fair Share Need. It is Fair Share Need after caps and building limitations have taken effect. For the period 2014 to 2024 it is 30,633.

Fair Share-Post Adjusted Total Projected Need

Northeast	4,902
Northwest	5,213
West Central	7,615
East Central	7,710
Southwest	4,401
South-Southwest	792
State Total	30,633

III. Unanswered Prior Obligation (1987-2014)

Affordable housing need of the past is composed of the Prospective Need of prior periods net of what affordable housing was produced by municipalities and what was accomplished through public provision of subsidized housing. These periods are 1987-1999 and 1999-2014. Unanswered Prior Obligation is solely the net Prospective Need of the past.

In the case of Prospective Need, where the need has been projected for the forthcoming period, if it is not met, this obligation does not simply go away. The new calculation period does not ignore the

inactivity that characterized the past. The affordable housing method accounts for this by bringing forward Prospective Need of the past. Demolitions are added to Prior Prospective Need before the sum is netted down by secondary sources of housing supply (e.g., filtering and conversions). Prior Prospective Need is then reduced by any affordable housing units that were built, transferred, or reserved by a community, or by publicly subsidized housing, before netting down to actual, Unanswered Prior Obligation.

The Council on Affordable Housing (COAH) recognizes affordable housing efforts of communities before COAH or those affordable housing efforts that have resulted from court settlements. This recognition involves a one-for-one deduction for affordable housing units zoned, built, or transferred by these communities. This procedure views a cumulative 1987-2014 need calculation for new housing accomplished by including Prior-Obligation, which is decreased by prior affordable housing transfer or building activity. It is further reduced by publicly subsidized housing in the period. In order to estimate the level of building or transfer activity of the prior periods, as well as subsidized housing efforts, information has been obtained from COAH records via staff.

The Response to Prior Obligation

The response to Prior Obligation occurs over a twenty year period because its need has developed over at least a fifteen year period (1999-2014) or longer (1987-1999). It is perfectly reasonable to divide Prior Obligation into two equal parts and deliver one-half during this period (2014-2024) and one-half during the next ten year period (2024-2034). Prior Obligation is a new construction obligation that occurs in the future at a similar time as the Fair Share Obligation. Like Fair Share this obligation can be delivered in a variety of ways: municipal construction, residential/nonresidential inclusionary and payment in-lieu.

Prior Obligation by Region (1987-2014)

Region	Prior Need	Prior Activity	Public Subsidy	Vacant Land Adjustment	Net
Northeast	13,175	-10,378	-6,384	-2,787	-6,374
Northwest	9,972	-12,193	-8,608	-732	-11,541
West-Central	23,585	-13,510	-1,496	-207	8,372
East-Central	42,642	-13,150	-3,554	-1,312	24,626
Southwest	20,114	-11,129	-5,489	-340	3,156
South-Southwest	9,873	-3,690	-2,213	-651	3,319
State Total	119,362	-64,030	-27,744	-6,029	21,588

1,000 Unit Cap Losses (Prior Obligation)

0

Buildable Limit Losses

28,772

Affordable Housing Need

Affordable Housing Need in the State of New Jersey has three distinct components: Rehabilitation

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

Share, Fair Share, and Unanswered Prior Obligation. For New Jersey, they are shown below. There is a detailed appendix for the calculation of each as well as the resulting numbers for each community.

Rehabilitation Share	Fair Share	Prior Obligation
62,859	30,633	10,779 (2014-2024)
		10,779 (2024-2034)

Appendix B

COUNCIL ON AFFORDABLE HOUSING (COAH)

REHABILITATION SHARE METHODOLOGY

Introduction

Crowding

Deteriorated Housing

Low-Moderate Deterioration Share

Total Rehabilitation Share

Prepared by:

Rutgers University

Center for Urban Policy Research

Edward J. Bloustein School of Planning and Public Policy

33 Livingston Avenue

New Brunswick, NJ, 08901

Principal Consultants

Robert W. Burchell, Ph.D.

William Dolphin, M.A.

Jinwoo Kwon, M.R.P.

April 27, 2014

Introduction

This methodology makes four changes to the Rehabilitation Share calculation presented in the previously released Third Round Substantive Rules: 1) it identifies overcrowded units built in 1959 or earlier (rather than 1949 or earlier); 2) it takes the calculation of Rehabilitation Share to 2014 for the current period; 3) it accounts for and counts as one unit, deteriorated units that have more than one category of deterioration; and it eliminates the Rehabilitation Share Credit. In the first case, researchers felt it was important to include all overcrowded properties that were at least 50 years old in 2010. (As reported previously, fifty years is the National Park Service's cut-off for eligibility for listing in the National Register of Historic Places.)¹³ In the second case, researchers felt that it was important to apply incidence ratios of deteriorated housing (observed in 2010) to housing stock numbers as they exist in 2014. The year 2014 is the current or Present Need date. In the third case, units with multiple deficiencies should only be counted once, not two or three times. Finally, in the fourth case a credit which existed prior to 2010 should not be carried forward after that period.

The method described below again uses the rehabilitation share procedure calculated by the Rutgers University Center for Urban Policy Research (CUPR), which was reported in the previously released Third Round Substantive Rules and was virtually unchallenged.

Crowding

Overcrowding is defined by the U.S. Department of Housing and Urban Development as any unit with more than one person per room. These figures are reported by the *U.S. Census*. In 2010, the Census also specified occupancy levels by the year an individual unit was built (Table H.49). Therefore, using municipal-level data from the *2008-2012 American Community Survey 5-year estimates*, it was possible to determine how many units built prior to 1960 – or those at least fifty-years-old in 2010 – were overcrowded. This established an incidence rate that was applied to the 2014 housing stock.

COAH Region (2014)		Overcrowded, Built Pre-1960
1	Northeast Region	30,286
2	Northwest Region	19,152
3	West Central Region	6,326
4	East Central Region	5,300
5	Southwest Region	2,540
6	South-Southwest Region	2,966
Total		66,570

Deteriorated Housing

As determined for 2014 (and again to the following format reported in the previously released Third Round Substantive Rules), the following numbers of properties in each region are deteriorated – lacking complete plumbing and/or kitchen facilities (as indicated by the 2010 *U.S. Census*) and updated to 2014.

COAH Region (2014)		Lack Complete Plumbing	Lack Complete Kitchen
1	Northeast Region	4,885	8,149
2	Northwest Region	4,146	6,640
3	West Central Region	1,731	2,907
4	East Central Region	2,254	4,337
5	Southwest Region	1,758	3,263
6	South-Southwest Region	1,083	1,996
Total		15,859	27,293

Percentage of Units with Multiple Deficiencies

Approximately 14.86 percent of deteriorated units have multiple deficiencies. This figure was obtained using the *American Community Survey*. Thus, the reported number of single deficiencies has to be multiplied by an average of 85.14 percent statewide to obtain the non-double-counted total. This percentage is determined by county and by region for actual application. The chart for each municipality shows the non-double-counted figure.

Low-Moderate Deterioration Share

Using the 2007-2011 *American Community Survey* Public Use Microdata Sample (PUMS), it was determined that overcrowded and deteriorated housing would be occupied by low- or moderate-income households in each region, to the following degree:

Northeast	Northwest	West Central	East Central	Southwest	South-Southwest
Bergen (0.595)	Essex (0.624)	Hunterdon (0.850)	Mercer (0.709)	Burlington (0.574)	Atlantic (0.699)
Hudson (0.561)	Morris (0.649)	Middlesex (0.661)	Monmouth (0.755)	Camden (0.672)	Cape May (0.475)
Passaic (0.718)	Union (0.650)	Somerset (0.744)	Ocean (0.727)	Gloucester (0.714)	Cumberland (0.578)
Sussex (0.486)	Warren (0.843)				Salem (0.798)

The above percentages shares were determined at the county level with percentages ultimately summed and weighted to the regional and state levels.

COAH Region (2014)		Low and Moderate Income Deteriorated
1	Northeast Region	24,362
2	Northwest Region	17,025
3	West Central Region	6,625
4	East Central Region	7,275
5	Southwest Region	4,286
6	South-Southwest Region	3,285
Total		62,859

Rehabilitation Share

As in earlier work, a municipality's total Rehabilitation Share was equal to the sum of its overcrowded and dilapidated units (96,000); multiplied by (1) the proportion of units non-double-counted (about 85%); and by (2) its county regional low-/moderate-income deterioration share (about 67%). Statewide, this calculation results in a total Rehabilitation Share of 62,859 units:

Rehabilitation Share by Municipality, County, Region, State 2014

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRE-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Allendale borough	Bergen	Northeast	0	0	14	14	11	0.595	7	7
Alpine borough	Bergen	Northeast	0	0	4	4	3	0.595	2	2
Bergenfield borough	Bergen	Northeast	188	36	43	267	206	0.595	123	123
Bogota borough	Bergen	Northeast	0	35	35	71	55	0.595	33	33
Carlstadt borough	Bergen	Northeast	52	0	0	52	40	0.595	24	24
Cliffside Park borough	Bergen	Northeast	213	13	31	258	199	0.595	118	118
Closter borough	Bergen	Northeast	0	13	0	13	10	0.595	6	6
Cresskill borough	Bergen	Northeast	0	17	65	82	63	0.595	38	38
Demarest borough	Bergen	Northeast	0	0	15	15	12	0.595	7	7
Dumont borough	Bergen	Northeast	41	0	19	60	46	0.595	28	28
East Rutherford borough	Bergen	Northeast	37	119	131	287	221	0.595	132	132
Edgewater borough	Bergen	Northeast	0	0	0	0	0	0.595	0	0
Elmwood Park borough	Bergen	Northeast	113	45	45	202	156	0.595	93	93
Emerson borough	Bergen	Northeast	0	0	111	111	86	0.595	51	51
Englewood city	Bergen	Northeast	202	86	131	419	323	0.595	192	192
Englewood Cliffs borough	Bergen	Northeast	0	0	9	9	7	0.595	4	4
Fair Lawn borough	Bergen	Northeast	21	77	77	175	135	0.595	80	80
Fairview borough	Bergen	Northeast	340	59	59	457	353	0.595	210	210
Fort Lee borough	Bergen	Northeast	392	47	127	565	436	0.595	259	259
Franklin Lakes borough	Bergen	Northeast	0	21	21	43	33	0.595	20	20
Garfield city	Bergen	Northeast	232	131	204	567	437	0.595	260	260
Glen Rock borough	Bergen	Northeast	0	0	8	8	6	0.595	4	4
Hackensack city	Bergen	Northeast	495	148	284	927	715	0.595	425	425
Harrington Park borough	Bergen	Northeast	0	0	0	0	0	0.595	0	0
Hasbrouck Heights	Bergen	Northeast	39	0	0	39	30	0.595	18	18

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRE-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
borough										
Haworth borough	Bergen	Northeast	0	0	0	0	0	0.595	0	0
Hillsdale borough	Bergen	Northeast	24	0	0	24	19	0.595	11	11
Ho-Ho-Kus borough	Bergen	Northeast	0	8	8	16	13	0.595	7	7
Leonia borough	Bergen	Northeast	160	9	0	169	130	0.595	77	77
Little Ferry borough	Bergen	Northeast	51	108	113	273	210	0.595	125	125
Lodi borough	Bergen	Northeast	75	100	175	351	271	0.595	161	161
Lyndhurst township	Bergen	Northeast	88	150	190	429	331	0.595	197	197
Mahwah township	Bergen	Northeast	54	66	66	185	143	0.595	85	85
Maywood borough	Bergen	Northeast	32	25	42	99	76	0.595	45	45
Midland Park borough	Bergen	Northeast	0	0	57	57	44	0.595	26	26
Montvale borough	Bergen	Northeast	0	0	0	0	0	0.595	0	0
Moonachie borough	Bergen	Northeast	0	27	19	47	36	0.595	21	21
New Milford borough	Bergen	Northeast	168	0	10	178	137	0.595	82	82
North Arlington borough	Bergen	Northeast	33	115	163	311	240	0.595	143	143
Northvale borough	Bergen	Northeast	16	0	0	16	12	0.595	7	7
Norwood borough	Bergen	Northeast	0	0	0	0	0	0.595	0	0
Oakland borough	Bergen	Northeast	0	10	33	44	34	0.595	20	20
Old Tappan borough	Bergen	Northeast	0	0	17	17	13	0.595	8	8
Oradell borough	Bergen	Northeast	0	41	41	81	63	0.595	37	37
Palisades Park borough	Bergen	Northeast	287	0	74	361	279	0.595	166	166
Paramus borough	Bergen	Northeast	146	55	189	390	301	0.595	179	179
Park Ridge borough	Bergen	Northeast	59	52	85	196	151	0.595	90	90
Ramsey borough	Bergen	Northeast	138	10	10	158	122	0.595	73	73
Ridgefield borough	Bergen	Northeast	95	99	99	294	227	0.595	135	135
Ridgefield Park village	Bergen	Northeast	122	65	65	252	194	0.595	116	116

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRE-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Ridgewood village	Bergen	Northeast	0	0	25	25	20	0.595	12	12
River Edge borough	Bergen	Northeast	73	0	0	73	57	0.595	34	34
River Vale township	Bergen	Northeast	0	22	48	70	54	0.595	32	32
Rochelle Park township	Bergen	Northeast	0	0	0	0	0	0.595	0	0
Rockleigh borough	Bergen	Northeast	0	0	0	0	0	0.595	0	0
Rutherford borough	Bergen	Northeast	140	53	60	252	195	0.595	116	116
Saddle Brook township	Bergen	Northeast	38	53	53	143	110	0.595	66	66
Saddle River borough	Bergen	Northeast	8	0	85	93	72	0.595	43	43
South Hackensack township	Bergen	Northeast	27	36	36	100	77	0.595	46	46
Teaneck township	Bergen	Northeast	62	21	38	122	94	0.595	56	56
Tenafly borough	Bergen	Northeast	76	0	14	90	70	0.595	41	41
Teterboro borough	Bergen	Northeast	0	0	0	0	0	0.595	0	0
Upper Saddle River borough	Bergen	Northeast	0	0	0	0	0	0.595	0	0
Waldwick borough	Bergen	Northeast	18	36	36	91	70	0.595	42	42
Wallington borough	Bergen	Northeast	78	47	62	186	144	0.595	85	85
Washington township	Bergen	Northeast	0	0	0	0	0	0.595	0	0
Westwood borough	Bergen	Northeast	0	14	52	66	51	0.595	30	30
Woodcliff Lake borough	Bergen	Northeast	18	0	21	39	30	0.595	18	18
Wood-Ridge borough	Bergen	Northeast	0	0	0	0	0	0.595	0	0
Wyckoff township	Bergen	Northeast	0	0	58	58	45	0.595	27	27
Bayonne city	Hudson	Northeast	1,081	73	122	1,275	1,151	0.561	646	646
East Newark borough	Hudson	Northeast	31	18	12	62	56	0.561	31	31
Guttenberg town	Hudson	Northeast	39	16	16	72	65	0.561	37	37
Harrison town	Hudson	Northeast	156	44	80	280	253	0.561	142	142
Hoboken city	Hudson	Northeast	235	89	114	438	395	0.561	222	222

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRE-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Jersey City city	Hudson	Northeast	4,213	1,051	1,539	6,803	6,143	0.561	3,446	3,446
Kearny town	Hudson	Northeast	351	73	57	481	434	0.561	243	243
North Bergen township	Hudson	Northeast	727	164	326	1,217	1,099	0.561	616	616
Secaucus town	Hudson	Northeast	109	0	20	129	117	0.561	66	66
Union City city	Hudson	Northeast	2,246	296	369	2,911	2,628	0.561	1,474	1,474
Weehawken township	Hudson	Northeast	343	0	82	425	384	0.561	215	215
West New York town	Hudson	Northeast	1,358	26	299	1,682	1,519	0.561	852	852
Bloomington borough	Passaic	Northeast	95	0	0	95	91	0.718	65	65
Clifton city	Passaic	Northeast	3,090	104	236	3,430	3,287	0.718	2,360	2,360
Haledon borough	Passaic	Northeast	28	13	34	76	73	0.718	52	52
Hawthorne borough	Passaic	Northeast	0	12	28	40	39	0.718	28	28
Little Falls township	Passaic	Northeast	0	54	69	124	119	0.718	85	85
North Haledon borough	Passaic	Northeast	0	15	0	15	14	0.718	10	10
Passaic city	Passaic	Northeast	6,409	119	233	6,761	6,479	0.718	4,652	4,652
Paterson city	Passaic	Northeast	4,334	133	291	4,758	4,559	0.718	3,274	3,274
Pompton Lakes borough	Passaic	Northeast	74	0	0	74	71	0.718	51	51
Prospect Park borough	Passaic	Northeast	13	0	0	13	12	0.718	9	9
Ringwood borough	Passaic	Northeast	10	25	25	61	58	0.718	42	42
Totowa borough	Passaic	Northeast	220	10	24	254	244	0.718	175	175
Wanaque borough	Passaic	Northeast	80	69	32	181	174	0.718	125	125
Wayne township	Passaic	Northeast	67	96	131	293	281	0.718	202	202
West Milford township	Passaic	Northeast	25	56	74	156	149	0.718	107	107
Woodland Park borough	Passaic	Northeast	278	0	31	310	297	0.718	213	213
Andover borough	Sussex	Northeast	16	0	0	16	12	0.486	6	6
Andover township	Sussex	Northeast	0	0	25	25	19	0.486	9	9
Branchville borough	Sussex	Northeast	0	0	0	0	0	0.486	0	0

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRE-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Byram township	Sussex	Northeast	18	0	11	29	22	0.486	11	11
Frankford township	Sussex	Northeast	0	29	15	44	33	0.486	16	16
Franklin borough	Sussex	Northeast	15	0	28	42	32	0.486	15	15
Fredon township	Sussex	Northeast	0	8	31	39	29	0.486	14	14
Green township	Sussex	Northeast	0	0	0	0	0	0.486	0	0
Hamburg borough	Sussex	Northeast	14	0	0	14	11	0.486	5	5
Hampton township	Sussex	Northeast	0	6	5	11	8	0.486	4	4
Hardyston township	Sussex	Northeast	0	23	23	47	35	0.486	17	17
Hopatcong borough	Sussex	Northeast	0	29	29	57	43	0.486	21	21
Lafayette township	Sussex	Northeast	0	0	0	0	0	0.486	0	0
Montague township	Sussex	Northeast	0	0	0	0	0	0.486	0	0
Newton town	Sussex	Northeast	67	51	84	201	152	0.486	74	74
Ogdensburg borough	Sussex	Northeast	0	0	8	8	6	0.486	3	3
Sandyston township	Sussex	Northeast	0	0	6	6	5	0.486	2	2
Sparta township	Sussex	Northeast	0	36	46	82	61	0.486	30	30
Stanhope borough	Sussex	Northeast	11	0	0	11	8	0.486	4	4
Stillwater township	Sussex	Northeast	0	0	0	0	0	0.486	0	0
Sussex borough	Sussex	Northeast	7	4	23	34	26	0.486	12	12
Vernon township	Sussex	Northeast	78	36	44	157	119	0.486	58	58
Walpack township	Sussex	Northeast	0	0	0	0	0	0.486	0	0
Wantage township	Sussex	Northeast	0	39	47	86	64	0.486	31	31
		NORTHEAST TOTAL	30,286	4,885	8,149	43,320	38,588	N/A	24,362	24,362
Belleville township	Essex	Northwest	973	186	244	1,403	1,243	0.624	776	776
Bloomfield township	Essex	Northwest	720	118	162	1,000	886	0.624	553	553
Caldwell borough	Essex	Northwest	0	0	19	19	17	0.624	11	11
Cedar Grove township	Essex	Northwest	0	0	0	0	0	0.624	0	0

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRE-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
City of Orange township	Essex	Northwest	1,219	114	210	1,543	1,367	0.624	853	853
East Orange city	Essex	Northwest	505	107	386	998	884	0.624	552	552
Essex Fells borough	Essex	Northwest	0	0	0	0	0	0.624	0	0
Fairfield township	Essex	Northwest	0	0	97	97	86	0.624	54	54
Glen Ridge borough	Essex	Northwest	0	17	17	34	30	0.624	19	19
Irvington township	Essex	Northwest	941	176	227	1,344	1,191	0.624	743	743
Livingston township	Essex	Northwest	0	15	22	37	33	0.624	21	21
Maplewood township	Essex	Northwest	131	0	33	164	146	0.624	91	91
Millburn township	Essex	Northwest	96	54	55	204	180	0.624	113	113
Montclair township	Essex	Northwest	85	80	103	268	237	0.624	148	148
Newark city	Essex	Northwest	3,503	1,018	1,468	5,989	5,305	0.624	3,310	3,310
North Caldwell borough	Essex	Northwest	0	16	16	32	29	0.624	18	18
Nutley township	Essex	Northwest	457	10	0	467	414	0.624	258	258
Roseland borough	Essex	Northwest	0	0	0	0	0	0.624	0	0
South Orange Village township	Essex	Northwest	0	0	0	0	0	0.624	0	0
Verona township	Essex	Northwest	0	0	0	0	0	0.624	0	0
West Caldwell township	Essex	Northwest	0	0	0	0	0	0.624	0	0
West Orange township	Essex	Northwest	357	30	260	647	573	0.624	357	357
Boonton town	Morris	Northwest	29	0	10	40	32	0.649	21	21
Boonton township	Morris	Northwest	0	0	16	16	13	0.649	9	9
Butler borough	Morris	Northwest	51	0	3	54	44	0.649	29	29
Chatham borough	Morris	Northwest	0	0	0	0	0	0.649	0	0
Chatham township	Morris	Northwest	26	0	57	84	68	0.649	44	44
Chester borough	Morris	Northwest	0	10	8	18	15	0.649	10	10
Chester township	Morris	Northwest	0	26	26	51	42	0.649	27	27

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRE-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Denville township	Morris	Northwest	0	31	39	70	57	0.649	37	37
Dover town	Morris	Northwest	310	79	86	474	388	0.649	252	252
East Hanover township	Morris	Northwest	0	15	45	60	49	0.649	32	32
Florham Park borough	Morris	Northwest	0	0	206	206	168	0.649	109	109
Hanover township	Morris	Northwest	0	0	46	46	38	0.649	24	24
Harding township	Morris	Northwest	0	0	0	0	0	0.649	0	0
Jefferson township	Morris	Northwest	0	30	41	71	58	0.649	37	37
Kinnelon borough	Morris	Northwest	0	0	0	0	0	0.649	0	0
Lincoln Park borough	Morris	Northwest	19	10	0	29	24	0.649	16	16
Long Hill township	Morris	Northwest	0	0	0	0	0	0.649	0	0
Madison borough	Morris	Northwest	41	0	19	60	49	0.649	32	32
Mendham borough	Morris	Northwest	0	8	8	16	13	0.649	9	9
Mendham township	Morris	Northwest	0	36	0	36	29	0.649	19	19
Mine Hill township	Morris	Northwest	0	0	0	0	0	0.649	0	0
Montville township	Morris	Northwest	0	10	10	20	17	0.649	11	11
Morris Plains borough	Morris	Northwest	0	0	34	34	28	0.649	18	18
Morris township	Morris	Northwest	0	0	0	0	0	0.649	0	0
Morristown town	Morris	Northwest	256	59	47	362	296	0.649	192	192
Mount Arlington borough	Morris	Northwest	0	0	18	18	15	0.649	10	10
Mount Olive township	Morris	Northwest	0	104	150	254	207	0.649	135	135
Mountain Lakes borough	Morris	Northwest	0	0	0	0	0	0.649	0	0
Netcong borough	Morris	Northwest	0	7	30	37	30	0.649	20	20
Parsippany-Troy Hills township	Morris	Northwest	219	96	188	504	412	0.649	267	267
Pequannock township	Morris	Northwest	0	19	43	62	51	0.649	33	33
Randolph township	Morris	Northwest	36	0	12	48	39	0.649	25	25

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRE-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Riverdale borough	Morris	Northwest	0	0	0	0	0	0.649	0	0
Rockaway borough	Morris	Northwest	0	0	0	0	0	0.649	0	0
Rockaway township	Morris	Northwest	78	38	38	154	126	0.649	81	81
Roxbury township	Morris	Northwest	77	22	49	147	120	0.649	78	78
Victory Gardens borough	Morris	Northwest	0	3	0	3	3	0.649	2	2
Washington township	Morris	Northwest	8	19	11	38	31	0.649	20	20
Wharton borough	Morris	Northwest	88	30	30	147	120	0.649	78	78
Berkeley Heights township	Union	Northwest	35	0	0	35	32	0.650	21	21
Clark township	Union	Northwest	69	7	14	90	82	0.650	53	53
Cranford township	Union	Northwest	11	0	65	76	69	0.650	45	45
Elizabeth city	Union	Northwest	5,795	717	738	7,250	6,605	0.650	4,293	4,293
Fanwood borough	Union	Northwest	0	0	40	40	37	0.650	24	24
Garwood borough	Union	Northwest	42	11	15	68	62	0.650	40	40
Hillside township	Union	Northwest	116	56	40	213	194	0.650	126	126
Kenilworth borough	Union	Northwest	0	0	0	0	0	0.650	0	0
Linden city	Union	Northwest	317	91	187	595	542	0.650	352	352
Mountainside borough	Union	Northwest	0	66	82	147	134	0.650	87	87
New Providence borough	Union	Northwest	83	43	0	127	115	0.650	75	75
Plainfield city	Union	Northwest	1,091	162	190	1,443	1,315	0.650	854	854
Rahway city	Union	Northwest	194	11	127	332	303	0.650	197	197
Roselle borough	Union	Northwest	252	91	107	449	409	0.650	266	266
Roselle Park borough	Union	Northwest	53	8	17	78	71	0.650	46	46
Scotch Plains township	Union	Northwest	96	58	59	212	193	0.650	126	126
Springfield township	Union	Northwest	25	0	0	25	23	0.650	15	15
Summit city	Union	Northwest	0	43	74	117	107	0.650	69	69

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRE-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Union township	Union	Northwest	434	68	76	577	526	0.650	342	342
Westfield town	Union	Northwest	18	14	49	81	74	0.650	48	48
Winfield township	Union	Northwest	30	0	0	30	28	0.650	18	18
Allamuchy township	Warren	Northwest	0	22	22	45	37	0.843	31	31
Alpha borough	Warren	Northwest	0	0	0	0	0	0.843	0	0
Belvidere town	Warren	Northwest	0	0	17	17	14	0.843	12	12
Blairstown township	Warren	Northwest	0	0	0	0	0	0.843	0	0
Franklin township	Warren	Northwest	0	0	0	0	0	0.843	0	0
Frelinghuysen township	Warren	Northwest	0	0	0	0	0	0.843	0	0
Greenwich township	Warren	Northwest	0	0	0	0	0	0.843	0	0
Hackettstown town	Warren	Northwest	101	0	0	101	83	0.843	70	70
Hardwick township	Warren	Northwest	0	2	0	2	2	0.843	1	1
Harmony township	Warren	Northwest	0	0	0	0	0	0.843	0	0
Hope township	Warren	Northwest	0	5	0	5	4	0.843	4	4
Independence township	Warren	Northwest	0	0	0	0	0	0.843	0	0
Knowlton township	Warren	Northwest	8	0	8	16	13	0.843	11	11
Liberty township	Warren	Northwest	0	0	0	0	0	0.843	0	0
Lopatcong township	Warren	Northwest	0	0	0	0	0	0.843	0	0
Mansfield township	Warren	Northwest	22	0	0	22	18	0.843	15	15
Oxford township	Warren	Northwest	9	14	0	24	19	0.843	16	16
Phillipsburg town	Warren	Northwest	113	46	78	237	194	0.843	164	164
Pohatcong township	Warren	Northwest	11	0	0	11	9	0.843	7	7
Washington borough	Warren	Northwest	4	0	0	4	3	0.843	2	2
Washington township	Warren	Northwest	0	0	0	0	0	0.843	0	0
White township	Warren	Northwest	0	15	44	59	48	0.843	41	41
		NORTHWEST TOTAL	19,152	4,146	6,640	29,938	26,569	N/A	17,025	17,025

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRE-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Alexandria township	Hunterdon	West Central	0	69	69	138	118	0.850	101	101
Bethlehem township	Hunterdon	West Central	8	0	0	8	7	0.850	6	6
Bloomsbury borough	Hunterdon	West Central	2	0	0	2	2	0.850	2	2
Califon borough	Hunterdon	West Central	0	0	0	0	0	0.850	0	0
Clinton town	Hunterdon	West Central	14	0	0	14	12	0.850	11	11
Clinton township	Hunterdon	West Central	0	25	12	38	32	0.850	27	27
Delaware township	Hunterdon	West Central	14	43	26	83	71	0.850	61	61
East Amwell township	Hunterdon	West Central	0	0	0	0	0	0.850	0	0
Flemington borough	Hunterdon	West Central	80	0	0	80	68	0.850	58	58
Franklin township	Hunterdon	West Central	0	0	0	0	0	0.850	0	0
Frenchtown borough	Hunterdon	West Central	0	0	5	5	4	0.850	4	4
Glen Gardner borough	Hunterdon	West Central	4	0	0	4	3	0.850	3	3
Hampton borough	Hunterdon	West Central	17	0	0	17	14	0.850	12	12
High Bridge borough	Hunterdon	West Central	41	0	0	41	35	0.850	30	30
Holland township	Hunterdon	West Central	0	52	38	89	77	0.850	65	65
Kingwood township	Hunterdon	West Central	0	0	0	0	0	0.850	0	0
Lambertville city	Hunterdon	West Central	8	36	36	79	68	0.850	57	57
Lebanon borough	Hunterdon	West Central	0	0	0	0	0	0.850	0	0
Lebanon township	Hunterdon	West Central	0	0	0	0	0	0.850	0	0
Milford borough	Hunterdon	West Central	0	0	0	0	0	0.850	0	0
Raritan township	Hunterdon	West Central	0	0	27	27	24	0.850	20	20
Readington township	Hunterdon	West Central	25	58	58	141	121	0.850	102	102
Stockton borough	Hunterdon	West Central	0	0	0	0	0	0.850	0	0
Tewksbury township	Hunterdon	West Central	0	0	0	0	0	0.850	0	0
Union township	Hunterdon	West Central	0	0	0	0	0	0.850	0	0
West Amwell township	Hunterdon	West Central	0	0	0	0	0	0.850	0	0

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRE-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Carteret borough	Middlesex	West Central	295	15	0	310	270	0.661	179	179
Cranbury township	Middlesex	West Central	18	0	0	18	16	0.661	11	11
Dunellen borough	Middlesex	West Central	20	0	0	20	18	0.661	12	12
East Brunswick township	Middlesex	West Central	0	28	103	132	115	0.661	76	76
Edison township	Middlesex	West Central	218	183	338	740	645	0.661	426	426
Helmetta borough	Middlesex	West Central	10	0	0	10	8	0.661	6	6
Highland Park borough	Middlesex	West Central	46	0	50	96	84	0.661	55	55
Jamesburg borough	Middlesex	West Central	32	0	0	32	28	0.661	19	19
Metuchen borough	Middlesex	West Central	0	32	38	71	62	0.661	41	41
Middlesex borough	Middlesex	West Central	68	46	0	113	99	0.661	65	65
Milltown borough	Middlesex	West Central	53	0	0	53	46	0.661	30	30
Monroe township	Middlesex	West Central	0	44	139	182	159	0.661	105	105
New Brunswick city	Middlesex	West Central	1,973	141	208	2,322	2,024	0.661	1,338	1,338
North Brunswick township	Middlesex	West Central	258	34	54	346	301	0.661	199	199
Old Bridge township	Middlesex	West Central	127	52	45	224	195	0.661	129	129
Perth Amboy city	Middlesex	West Central	940	166	178	1,284	1,119	0.661	740	740
Piscataway township	Middlesex	West Central	247	145	160	552	481	0.661	318	318
Plainsboro township	Middlesex	West Central	0	0	0	0	0	0.661	0	0
Sayreville borough	Middlesex	West Central	43	32	44	119	103	0.661	68	68
South Amboy city	Middlesex	West Central	71	0	0	71	62	0.661	41	41
South Brunswick township	Middlesex	West Central	34	33	139	206	179	0.661	119	119
South Plainfield borough	Middlesex	West Central	41	29	14	84	73	0.661	48	48
South River borough	Middlesex	West Central	71	44	54	169	147	0.661	97	97
Spotswood borough	Middlesex	West Central	0	0	0	0	0	0.661	0	0
Woodbridge township	Middlesex	West Central	439	87	144	670	584	0.661	386	386

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRE-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Bedminster township	Somerset	West Central	0	0	0	0	0	0.744	0	0
Bernards township	Somerset	West Central	0	11	45	56	49	0.744	37	37
Bernardsville borough	Somerset	West Central	0	0	0	0	0	0.744	0	0
Bound Brook borough	Somerset	West Central	134	0	15	149	132	0.744	98	98
Branchburg township	Somerset	West Central	0	0	10	10	9	0.744	7	7
Bridgewater township	Somerset	West Central	117	11	226	354	313	0.744	233	233
Far Hills borough	Somerset	West Central	5	0	0	5	5	0.744	3	3
Franklin township	Somerset	West Central	128	10	127	265	234	0.744	174	174
Green Brook township	Somerset	West Central	0	13	0	13	12	0.744	9	9
Hillsborough township	Somerset	West Central	0	15	62	77	68	0.744	51	51
Manville borough	Somerset	West Central	122	56	70	249	220	0.744	163	163
Millstone borough	Somerset	West Central	0	0	0	0	0	0.744	0	0
Montgomery township	Somerset	West Central	0	55	55	110	97	0.744	72	72
North Plainfield borough	Somerset	West Central	408	57	105	570	504	0.744	375	375
Peapack and Gladstone borough	Somerset	West Central	0	0	0	0	0	0.744	0	0
Raritan borough	Somerset	West Central	0	31	31	61	54	0.744	40	40
Rocky Hill borough	Somerset	West Central	0	0	3	3	3	0.744	2	2
Somerville borough	Somerset	West Central	146	21	30	197	174	0.744	129	129
South Bound Brook borough	Somerset	West Central	17	48	57	122	107	0.744	80	80
Warren township	Somerset	West Central	30	0	76	106	94	0.744	70	70
Watchung borough	Somerset	West Central	0	8	17	25	22	0.744	17	17
		WEST CENTRAL TOTAL	6,326	1,731	2,907	10,964	9,572	N/A	6,625	6,625
East Windsor township	Mercer	East Central	0	16	90	106	89	0.709	63	63
Ewing township	Mercer	East Central	62	67	110	239	202	0.709	143	143
Hamilton township	Mercer	East Central	334	77	115	526	445	0.709	315	315

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRE-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Hightstown borough	Mercer	East Central	0	33	33	65	55	0.709	39	39
Hopewell borough	Mercer	East Central	0	0	4	4	3	0.709	2	2
Hopewell township	Mercer	East Central	0	0	0	0	0	0.709	0	0
Lawrence township	Mercer	East Central	118	9	37	164	138	0.709	98	98
Pennington borough	Mercer	East Central	11	23	51	86	73	0.709	51	51
Princeton	Mercer	East Central	131	14	108	253	214	0.709	151	151
Robbinsville township	Mercer	East Central	0	0	35	35	29	0.709	21	21
Trenton city	Mercer	East Central	1,211	175	339	1,725	1,458	0.709	1,034	1,034
West Windsor township	Mercer	East Central	33	94	142	268	226	0.709	160	160
Aberdeen township	Monmouth	East Central	0	53	53	105	84	0.755	64	64
Allenhurst borough	Monmouth	East Central	3	0	3	6	5	0.755	4	4
Allentown borough	Monmouth	East Central	0	7	9	16	13	0.755	10	10
Asbury Park city	Monmouth	East Central	348	79	78	505	403	0.755	304	304
Atlantic Highlands borough	Monmouth	East Central	0	58	45	102	82	0.755	62	62
Avon-by-the-Sea borough	Monmouth	East Central	15	0	0	15	12	0.755	9	9
Belmar borough	Monmouth	East Central	0	16	37	53	42	0.755	32	32
Bradley Beach borough	Monmouth	East Central	30	0	39	68	55	0.755	41	41
Brielle borough	Monmouth	East Central	0	9	41	50	40	0.755	30	30
Colts Neck township	Monmouth	East Central	0	0	8	8	6	0.755	5	5
Deal borough	Monmouth	East Central	0	0	0	0	0	0.755	0	0
Eatontown borough	Monmouth	East Central	0	60	60	120	96	0.755	72	72
Englishtown borough	Monmouth	East Central	0	0	61	61	49	0.755	37	37
Fair Haven borough	Monmouth	East Central	0	0	0	0	0	0.755	0	0
Farmingdale borough	Monmouth	East Central	5	0	0	5	4	0.755	3	3
Freehold borough	Monmouth	East Central	243	72	53	368	294	0.755	222	222
Freehold township	Monmouth	East Central	0	53	116	168	134	0.755	102	102

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRE-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Hazlet township	Monmouth	East Central	0	10	23	33	27	0.755	20	20
Highlands borough	Monmouth	East Central	68	0	0	68	54	0.755	41	41
Holmdel township	Monmouth	East Central	0	0	64	64	51	0.755	39	39
Howell township	Monmouth	East Central	75	53	61	188	150	0.755	114	114
Interlaken borough	Monmouth	East Central	0	2	2	4	3	0.755	2	2
Keansburg borough	Monmouth	East Central	25	42	86	153	122	0.755	92	92
Keyport borough	Monmouth	East Central	31	10	10	51	41	0.755	31	31
Lake Como borough	Monmouth	East Central	13	0	0	13	10	0.755	8	8
Little Silver borough	Monmouth	East Central	0	0	12	12	10	0.755	7	7
Loch Arbour village	Monmouth	East Central	0	0	0	0	0	0.755	0	0
Long Branch city	Monmouth	East Central	567	96	166	830	663	0.755	501	501
Manalapan township	Monmouth	East Central	0	103	105	209	167	0.755	126	126
Manasquan borough	Monmouth	East Central	0	0	16	16	13	0.755	10	10
Marlboro township	Monmouth	East Central	0	53	137	190	151	0.755	114	114
Matawan borough	Monmouth	East Central	36	37	37	109	87	0.755	66	66
Middletown township	Monmouth	East Central	84	46	141	271	216	0.755	163	163
Millstone township	Monmouth	East Central	0	0	45	45	36	0.755	27	27
Monmouth Beach borough	Monmouth	East Central	0	0	0	0	0	0.755	0	0
Neptune City borough	Monmouth	East Central	0	0	0	0	0	0.755	0	0
Neptune township	Monmouth	East Central	44	47	117	208	166	0.755	125	125
Ocean township	Monmouth	East Central	99	34	34	168	134	0.755	101	101
Oceanport borough	Monmouth	East Central	0	0	0	0	0	0.755	0	0
Red Bank borough	Monmouth	East Central	171	0	0	171	137	0.755	103	103
Roosevelt borough	Monmouth	East Central	6	0	0	6	5	0.755	3	3
Rumson borough	Monmouth	East Central	19	0	0	19	15	0.755	11	11
Sea Bright borough	Monmouth	East Central	13	0	0	13	10	0.755	8	8

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRE-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Sea Girt borough	Monmouth	East Central	0	0	0	0	0	0.755	0	0
Shrewsbury borough	Monmouth	East Central	0	14	15	29	23	0.755	18	18
Shrewsbury township	Monmouth	East Central	7	0	34	41	33	0.755	25	25
Spring Lake borough	Monmouth	East Central	0	0	27	27	22	0.755	17	17
Spring Lake Heights borough	Monmouth	East Central	0	0	18	18	15	0.755	11	11
Tinton Falls borough	Monmouth	East Central	0	30	160	191	152	0.755	115	115
Union Beach borough	Monmouth	East Central	97	0	21	118	94	0.755	71	71
Upper Freehold township	Monmouth	East Central	16	36	36	87	69	0.755	52	52
Wall township	Monmouth	East Central	63	0	175	238	190	0.755	144	144
West Long Branch borough	Monmouth	East Central	0	0	0	0	0	0.755	0	0
Barneget Light borough	Ocean	East Central	0	8	2	10	9	0.727	7	7
Barneget township	Ocean	East Central	0	0	0	0	0	0.727	0	0
Bay Head borough	Ocean	East Central	0	3	6	9	8	0.727	6	6
Beach Haven borough	Ocean	East Central	0	0	0	0	0	0.727	0	0
Beachwood borough	Ocean	East Central	53	0	0	53	46	0.727	34	34
Berkeley township	Ocean	East Central	5	64	81	150	132	0.727	96	96
Brick township	Ocean	East Central	50	42	210	301	265	0.727	193	193
Eagleswood township	Ocean	East Central	0	0	0	0	0	0.727	0	0
Harvey Cedars borough	Ocean	East Central	4	2	5	11	9	0.727	7	7
Island Heights borough	Ocean	East Central	0	0	3	3	3	0.727	2	2
Jackson township	Ocean	East Central	49	12	107	168	148	0.727	107	107
Lacey township	Ocean	East Central	35	40	11	86	76	0.727	55	55
Lakehurst borough	Ocean	East Central	21	0	4	25	22	0.727	16	16
Lakewood township	Ocean	East Central	520	81	250	850	748	0.727	544	544
Lavallette borough	Ocean	East Central	0	0	0	0	0	0.727	0	0

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRE-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Little Egg Harbor township	Ocean	East Central	42	111	44	197	173	0.727	126	126
Long Beach township	Ocean	East Central	0	7	30	37	32	0.727	23	23
Manchester township	Ocean	East Central	0	102	89	191	168	0.727	122	122
Mantoloking borough	Ocean	East Central	0	0	0	0	0	0.727	0	0
Ocean Gate borough	Ocean	East Central	4	0	11	15	14	0.727	10	10
Ocean township	Ocean	East Central	0	0	14	14	13	0.727	9	9
Pine Beach borough	Ocean	East Central	0	0	0	0	0	0.727	0	0
Plumsted township	Ocean	East Central	21	0	12	33	29	0.727	21	21
Point Pleasant Beach borough	Ocean	East Central	88	0	0	88	78	0.727	57	57
Point Pleasant borough	Ocean	East Central	41	0	0	41	36	0.727	26	26
Seaside Heights borough	Ocean	East Central	76	38	38	151	133	0.727	97	97
Seaside Park borough	Ocean	East Central	0	0	5	5	4	0.727	3	3
Ship Bottom borough	Ocean	East Central	0	0	0	0	0	0.727	0	0
South Toms River borough	Ocean	East Central	57	9	9	75	66	0.727	48	48
Stafford township	Ocean	East Central	36	94	20	150	132	0.727	96	96
Surf City borough	Ocean	East Central	0	0	0	0	0	0.727	0	0
Toms River township	Ocean	East Central	94	113	179	387	340	0.727	247	247
Tuckerton borough	Ocean	East Central	129	0	0	129	113	0.727	82	82
		EAST CENTRAL TOTAL	5,300	2,254	4,337	11,892	9,918	N/A	7,275	7,275
Bass River township	Burlington	Southwest	0	10	0	10	7	0.574	4	4
Beverly city	Burlington	Southwest	8	0	0	8	6	0.574	3	3
Bordentown city	Burlington	Southwest	0	29	29	59	43	0.574	25	25
Bordentown township	Burlington	Southwest	0	0	13	13	10	0.574	6	6
Burlington city	Burlington	Southwest	66	0	20	86	63	0.574	36	36
Burlington township	Burlington	Southwest	74	81	22	177	131	0.574	75	75

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRE-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Chesterfield township	Burlington	Southwest	0	20	26	47	34	0.574	20	20
Cinnaminson township	Burlington	Southwest	23	0	0	23	17	0.574	10	10
Delanco township	Burlington	Southwest	0	27	27	55	40	0.574	23	23
Delran township	Burlington	Southwest	151	7	13	171	126	0.574	72	72
Eastampton township	Burlington	Southwest	0	0	0	0	0	0.574	0	0
Edgewater Park township	Burlington	Southwest	33	42	42	117	86	0.574	49	49
Evesham township	Burlington	Southwest	26	86	101	213	157	0.574	90	90
Fieldsboro borough	Burlington	Southwest	0	0	0	0	0	0.574	0	0
Florence township	Burlington	Southwest	43	86	102	230	170	0.574	97	97
Hainesport township	Burlington	Southwest	0	0	0	0	0	0.574	0	0
Lumberton township	Burlington	Southwest	19	0	13	32	24	0.574	14	14
Mansfield township	Burlington	Southwest	0	0	0	0	0	0.574	0	0
Maple Shade township	Burlington	Southwest	24	0	0	24	18	0.574	10	10
Medford Lakes borough	Burlington	Southwest	0	0	0	0	0	0.574	0	0
Medford township	Burlington	Southwest	0	11	50	61	45	0.574	26	26
Moorestown township	Burlington	Southwest	8	10	77	96	70	0.574	40	40
Mount Holly township	Burlington	Southwest	186	0	0	186	137	0.574	79	79
Mount Laurel township	Burlington	Southwest	21	78	107	206	151	0.574	87	87
New Hanover township	Burlington	Southwest	0	0	0	0	0	0.574	0	0
North Hanover township	Burlington	Southwest	0	0	0	0	0	0.574	0	0
Palmyra borough	Burlington	Southwest	0	0	9	9	7	0.574	4	4
Pemberton borough	Burlington	Southwest	0	0	0	0	0	0.574	0	0
Pemberton township	Burlington	Southwest	0	0	23	23	17	0.574	10	10
Riverside township	Burlington	Southwest	45	0	9	54	40	0.574	23	23
Riverton borough	Burlington	Southwest	0	0	0	0	0	0.574	0	0

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRE-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Shamong township	Burlington	Southwest	0	43	13	56	41	0.574	24	24
Southampton township	Burlington	Southwest	0	37	37	73	54	0.574	31	31
Springfield township	Burlington	Southwest	0	0	0	0	0	0.574	0	0
Tabernacle township	Burlington	Southwest	0	0	0	0	0	0.574	0	0
Washington township	Burlington	Southwest	0	0	0	0	0	0.574	0	0
Westampton township	Burlington	Southwest	0	39	39	77	57	0.574	33	33
Willingboro township	Burlington	Southwest	0	72	115	187	138	0.574	79	79
Woodland township	Burlington	Southwest	0	4	0	4	3	0.574	2	2
Wrightstown borough	Burlington	Southwest	0	4	4	8	6	0.574	3	3
Audubon borough	Camden	Southwest	0	35	24	60	56	0.672	37	37
Audubon Park borough	Camden	Southwest	0	0	4	4	4	0.672	3	3
Barrington borough	Camden	Southwest	0	0	11	11	10	0.672	7	7
Bellmawr borough	Camden	Southwest	58	0	0	58	54	0.672	36	36
Berlin borough	Camden	Southwest	0	0	65	65	60	0.672	41	41
Berlin township	Camden	Southwest	0	22	0	22	21	0.672	14	14
Brooklawn borough	Camden	Southwest	4	5	6	15	14	0.672	10	10
Camden city	Camden	Southwest	558	299	393	1,251	1,165	0.672	783	783
Cherry Hill township	Camden	Southwest	91	79	424	594	553	0.672	372	372
Chesilhurst borough	Camden	Southwest	0	0	0	0	0	0.672	0	0
Clementon borough	Camden	Southwest	104	0	13	117	109	0.672	73	73
Collingswood borough	Camden	Southwest	12	50	109	171	159	0.672	107	107
Gibbsboro borough	Camden	Southwest	0	23	0	23	22	0.672	15	15
Gloucester City city	Camden	Southwest	101	4	4	109	101	0.672	68	68
Gloucester township	Camden	Southwest	63	103	70	236	220	0.672	148	148
Haddon Heights borough	Camden	Southwest	0	0	0	0	0	0.672	0	0
Haddon township	Camden	Southwest	28	18	9	56	52	0.672	35	35

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRE-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Haddonfield borough	Camden	Southwest	17	0	0	17	16	0.672	11	11
Hi-Nella borough	Camden	Southwest	22	0	4	26	24	0.672	16	16
Laurel Springs borough	Camden	Southwest	5	0	0	5	4	0.672	3	3
Lawnside borough	Camden	Southwest	0	3	0	3	3	0.672	2	2
Lindenwold borough	Camden	Southwest	89	73	21	183	170	0.672	114	114
Magnolia borough	Camden	Southwest	0	0	0	0	0	0.672	0	0
Merchantville borough	Camden	Southwest	11	0	0	11	10	0.672	7	7
Mount Ephraim borough	Camden	Southwest	0	0	3	3	3	0.672	2	2
Oaklyn borough	Camden	Southwest	0	10	10	20	19	0.672	13	13
Pennsauken township	Camden	Southwest	219	0	104	324	301	0.672	202	202
Pine Hill borough	Camden	Southwest	0	30	0	30	28	0.672	19	19
Pine Valley borough	Camden	Southwest	0	0	0	0	0	0.672	0	0
Runnemede borough	Camden	Southwest	0	12	12	24	23	0.672	15	15
Somerdale borough	Camden	Southwest	0	2	2	4	4	0.672	3	3
Stratford borough	Camden	Southwest	23	8	8	39	36	0.672	24	24
Tavistock borough	Camden	Southwest	0	0	0	0	0	0.672	0	0
Voorhees township	Camden	Southwest	0	0	400	400	373	0.672	251	251
Waterford township	Camden	Southwest	0	0	0	0	0	0.672	0	0
Winslow township	Camden	Southwest	0	32	70	102	95	0.672	64	64
Woodlynne borough	Camden	Southwest	9	0	4	13	12	0.672	8	8
Clayton borough	Gloucester	Southwest	0	35	35	70	58	0.774	45	45
Deptford township	Gloucester	Southwest	24	29	94	147	122	0.774	94	94
East Greenwich township	Gloucester	Southwest	96	0	0	96	80	0.774	62	62
Elk township	Gloucester	Southwest	0	0	11	11	9	0.774	7	7
Franklin township	Gloucester	Southwest	100	32	7	139	115	0.774	89	89
Glassboro borough	Gloucester	Southwest	22	0	7	29	24	0.774	19	19

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRE-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Greenwich township	Gloucester	Southwest	0	0	0	0	0	0.774	0	0
Harrison township	Gloucester	Southwest	0	0	0	0	0	0.774	0	0
Logan township	Gloucester	Southwest	0	15	15	31	26	0.774	20	20
Mantua township	Gloucester	Southwest	0	35	35	70	58	0.774	45	45
Monroe township	Gloucester	Southwest	19	24	55	98	82	0.774	63	63
National Park borough	Gloucester	Southwest	0	6	6	12	10	0.774	8	8
Newfield borough	Gloucester	Southwest	8	0	0	8	7	0.774	5	5
Paulsboro borough	Gloucester	Southwest	49	0	19	69	57	0.774	44	44
Pitman borough	Gloucester	Southwest	10	0	54	64	53	0.774	41	41
South Harrison township	Gloucester	Southwest	0	0	0	0	0	0.774	0	0
Swedesboro borough	Gloucester	Southwest	23	0	0	23	19	0.774	15	15
Washington township	Gloucester	Southwest	0	54	170	225	187	0.774	145	145
Wenonah borough	Gloucester	Southwest	0	0	0	0	0	0.774	0	0
West Deptford township	Gloucester	Southwest	42	6	6	55	45	0.774	35	35
Westville borough	Gloucester	Southwest	9	24	24	57	47	0.774	36	36
Woodbury city	Gloucester	Southwest	0	0	57	57	48	0.774	37	37
Woodbury Heights borough	Gloucester	Southwest	0	0	0	0	0	0.774	0	0
Woolwich township	Gloucester	Southwest	0	0	0	0	0	0.774	0	0
		SOUTHWEST TOTAL	2,540	1,758	3,263	7,561	6,467	N/A	4,286	4,286
Absecon city	Atlantic	S/Southwest	27	37	45	110	88	0.699	61	61
Atlantic City city	Atlantic	S/Southwest	716	70	165	950	758	0.699	530	530
Brigantine city	Atlantic	S/Southwest	42	22	22	86	69	0.699	48	48
Buena borough	Atlantic	S/Southwest	0	8	8	16	13	0.699	9	9
Buena Vista township	Atlantic	S/Southwest	0	66	66	131	105	0.699	73	73
Corbin City city	Atlantic	S/Southwest	0	0	4	4	3	0.699	2	2

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRE-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Egg Harbor City city	Atlantic	S/Southwest	23	13	13	49	39	0.699	27	27
Egg Harbor township	Atlantic	S/Southwest	0	172	165	336	268	0.699	187	187
Estell Manor city	Atlantic	S/Southwest	0	0	0	0	0	0.699	0	0
Folsom borough	Atlantic	S/Southwest	0	9	0	9	7	0.699	5	5
Galloway township	Atlantic	S/Southwest	0	82	88	170	135	0.699	95	95
Hamilton township	Atlantic	S/Southwest	128	47	41	217	173	0.699	121	121
Hammonton town	Atlantic	S/Southwest	132	94	107	332	265	0.699	185	185
Linwood city	Atlantic	S/Southwest	0	30	52	83	66	0.699	46	46
Longport borough	Atlantic	S/Southwest	0	0	0	0	0	0.699	0	0
Margate City city	Atlantic	S/Southwest	20	5	5	30	24	0.699	17	17
Mullica township	Atlantic	S/Southwest	0	0	0	0	0	0.699	0	0
Northfield city	Atlantic	S/Southwest	0	0	7	7	6	0.699	4	4
Pleasantville city	Atlantic	S/Southwest	189	73	101	363	290	0.699	202	202
Port Republic city	Atlantic	S/Southwest	0	0	0	0	0	0.699	0	0
Somers Point city	Atlantic	S/Southwest	0	2	8	10	8	0.699	6	6
Ventnor City city	Atlantic	S/Southwest	67	12	45	125	100	0.699	70	70
Weymouth township	Atlantic	S/Southwest	0	9	4	13	10	0.699	7	7
Avalon borough	Cape May	S/Southwest	0	0	0	0	0	0.475	0	0
Cape May city	Cape May	S/Southwest	19	0	0	19	19	0.475	9	9
Cape May Point borough	Cape May	S/Southwest	0	0	0	0	0	0.475	0	0
Dennis township	Cape May	S/Southwest	0	36	69	105	101	0.475	48	48
Lower township	Cape May	S/Southwest	47	41	69	157	151	0.475	72	72
Middle township	Cape May	S/Southwest	21	15	153	189	182	0.475	86	86
North Wildwood city	Cape May	S/Southwest	60	11	11	82	78	0.475	37	37
Ocean City city	Cape May	S/Southwest	39	31	97	168	161	0.475	76	76
Sea Isle City city	Cape May	S/Southwest	0	0	4	4	4	0.475	2	2

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRE-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Stone Harbor borough	Cape May	S/Southwest	0	0	5	5	5	0.475	2	2
Upper township	Cape May	S/Southwest	29	0	14	43	42	0.475	20	20
West Cape May borough	Cape May	S/Southwest	0	0	4	4	4	0.475	2	2
West Wildwood borough	Cape May	S/Southwest	0	4	2	6	6	0.475	3	3
Wildwood city	Cape May	S/Southwest	175	0	0	175	168	0.475	80	80
Wildwood Crest borough	Cape May	S/Southwest	0	0	0	0	0	0.475	0	0
Woodbine borough	Cape May	S/Southwest	7	0	0	7	7	0.475	3	3
Bridgeton city	Cumberland	S/Southwest	441	36	107	585	526	0.578	304	304
Commercial township	Cumberland	S/Southwest	0	0	0	0	0	0.578	0	0
Deerfield township	Cumberland	S/Southwest	0	0	0	0	0	0.578	0	0
Downe township	Cumberland	S/Southwest	0	10	0	10	9	0.578	5	5
Fairfield township	Cumberland	S/Southwest	2	8	13	23	21	0.578	12	12
Greenwich township	Cumberland	S/Southwest	0	4	20	24	22	0.578	13	13
Hopewell township	Cumberland	S/Southwest	0	0	0	0	0	0.578	0	0
Lawrence township	Cumberland	S/Southwest	0	32	32	65	58	0.578	34	34
Maurice River township	Cumberland	S/Southwest	0	0	0	0	0	0.578	0	0
Millville city	Cumberland	S/Southwest	188	30	57	275	247	0.578	143	143
Shiloh borough	Cumberland	S/Southwest	1	0	0	1	1	0.578	1	1
Stow Creek township	Cumberland	S/Southwest	0	0	0	0	0	0.578	0	0
Upper Deerfield township	Cumberland	S/Southwest	0	13	0	13	12	0.578	7	7
Vineland city	Cumberland	S/Southwest	397	5	220	622	559	0.578	323	323
Alloway township	Salem	S/Southwest	0	0	6	6	6	0.798	4	4
Carneys Point township	Salem	S/Southwest	37	0	46	84	77	0.798	61	61
Elmer borough	Salem	S/Southwest	0	0	0	0	0	0.798	0	0
Elsinboro township	Salem	S/Southwest	5	3	10	18	16	0.798	13	13

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRE-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Lower Alloways Creek township	Salem	S/Southwest	6	0	0	6	5	0.798	4	4
Mannington township	Salem	S/Southwest	0	0	4	4	4	0.798	3	3
Oldmans township	Salem	S/Southwest	4	0	0	4	3	0.798	3	3
Penns Grove borough	Salem	S/Southwest	65	39	0	105	96	0.798	77	77
Pennsville township	Salem	S/Southwest	36	0	40	77	70	0.798	56	56
Piles Grove township	Salem	S/Southwest	0	0	50	50	46	0.798	37	37
Pittsgrove township	Salem	S/Southwest	0	0	0	0	0	0.798	0	0
Quinton township	Salem	S/Southwest	0	5	5	10	9	0.798	7	7
Salem city	Salem	S/Southwest	30	7	9	46	42	0.798	34	34
Upper Pittsgrove township	Salem	S/Southwest	13	0	0	13	12	0.798	9	9
Woodstown borough	Salem	S/Southwest	0	0	0	0	0	0.798	0	0
		S/SOUTHWEST TOTAL	2,966	1,083	1,996	6,046	5,193	N/A	3,285	3,285
		STATE TOTAL	66,570	15,857	27,293	109,721	96,307	N/A	62,859	62,859

Appendix C

COUNCIL ON AFFORDABLE HOUSING (COAH)

FAIR SHARE METHODOLOGY

Projections of Future Low- and Moderate-Income Housing Need (2014-2024)

Low and Moderate Income Households

Households with Assets

Persons/Households in Group Quarters

Vacant Housing Units

Secondary Sources of Supply

Filtering

Residential Conversions

Demolitions

Urban Aid Cities

20% Cap/1,000 Unit Cap

Total Adjusted Projected Need

Buildable Limit

Post Total Adjusted Projected Need

Prepared by:

Rutgers University

Center of Urban Policy Research

Edward J. Bloustein School of Planning and Public Policy

33 Livingston Avenue

New Brunswick, NJ 08901

Principal Consultants

Robert W. Burchell, Ph.D.

William Dolphin, M.A.

Jinwoo Kwon, M.R.P.

April 27, 2014

Projections of Low- and Moderate-Income Housing Need (2014-2024)

The first step in understanding low- and moderate-income housing need in New Jersey is identifying the share of households with incomes below 80 percent of their regional medians – those households qualifying for housing assistance through federal and state programs. This methodology then assumes that the same portion of New Jersey’s new households will be below 80 percent of their regional median incomes as were below 80 percent of their regional median according to the 2007-2011 *American Community Survey*¹⁴. (This database is comprised of a sample of state housing units and includes characteristics about those units and the households that reside in them. It is especially valuable for identifying low- and moderate-income households since it reports household size as well as income level; both are necessary to compare incomes to COAH-published 2014 figures for low- and moderate-income category limits.)

Rutgers University projections predict that New Jersey will add 154,059 households between 2014 and 2024. An analysis of the PUMS data suggests that 40.622 percent of these households, or 62,582, will have low- or moderate-incomes.

This figure is refined to isolate low- and moderate-income households in need of affordable housing. Low- and moderate-income owners who have paid off their mortgages and currently spend less than 38 percent of their household income on housing costs are removed from this total. A portion of low- and moderate-income residents of non-institutional group quarters, as well as an estimate of vacant units, are added to this total. These calculations result in a Total Projected Need (2014-2024). (As described in subsequent sections, Secondary Sources of Supply reduce this need number.) The same proceeding is used for 2014-2024. Prospective Need is used for 1999 to 2014 Prior Obligation.

Rutgers University bases its housing unit projections on data from the New Jersey Labor and Workforce Development (NJLWD). Rutgers University uses a variation of NJLWD’s population and employment projections as the county control totals because these forecasts are based on a methodology consistently applied across all State of New Jersey counties. Rutgers University also relies on data from the U.S. Census Bureau’s 2000 and 2010 *U.S. Census* and 2007-2011 *American Community Survey*, and on development limitation estimates provided by Rutgers’ Environmental Analysis and Communications Group. The Environmental Analysis and Communications Group identifies New Jersey’s available development capacity – future units that can be developed on a statewide basis as of 2012 – using spatial files from the Office of Smart Growth (OSG), Department of Environmental Protection (DEP), and the New Jersey Department of Agriculture. This procedure is state of the art, and uses the most current data available. It is checked using parcel data covering all municipalities in the state.

Using this information, Rutgers University constructs affordable housing need projections for municipalities based on county-wide projections linked to municipalities’ nonresidential/residential

growth, relative income, and developable land capacity. This technique, after applying other sources of demand, secondary source reductions, and buildable limits this produces Fair Share Housing Need from 2014 to 2024. It also keeps track of Unanswered Prior Obligation housing needs from 1987 to 1999 and adds to this Unanswered Prior Obligation housing needs for the period 1999 to 2014. Thus all growth components for the period are accounted for.

Area	Population (2014)	Average Household Size (2014)	Households (2014)
New Jersey	8,921,279	2.74	3,260,922

The number of housing units in 2024 is derived from Rutgers University's household estimates for 2014 and 2024. In 2014, the total household figure – 3,260,922 – was just over 5 percent lower than the total housing unit figure. This implies that roughly 5 percent of the State's housing units were vacant that year. It is assumed that this same vacancy rate will exist in 2024 as well, when the number of households will again be approximately 5 percent less than the number of housing units.

Area	Households (2014)	Vacancy Rate	Housing Units (2014)
New Jersey	3,260,922	5.0%	3,423,968

Therefore, according to Rutgers University projections, New Jersey is expected to add the following number of households between 2014 and 2024

COAH Region		Household Change (2014-2024)
1	Northeast Region	37,249
2	Northwest Region	31,283
3	West Central Region	23,721
4	East Central Region	31,480
5	Southwest Region	24,901
6	South-Southwest Region	5,427
Total		154,059

Housing Regions/Low and Moderate Income Households/Other Households/Vacancy

Households—Low and Moderate Income

What portion of these households will have low or moderate incomes – incomes below 80 percent of their regional family income medians? To answer this question, this study relies on the 2007-2011 *American Community Survey* and the COAH regions established in earlier rounds. Current research finds that the linkages between counties similar to what they were a decade ago. Not counting out of state commuting for those commuting within the state at least 73 percent of workers not working at home commuted somewhere else within their 3-4 county region of residence. In addition there are

significant social, economic, and income interrelationships between counties within a given region.

	Northeast	Northwest	West Central	East Central	Southwest	South-Southwest
2014	81%	74%	73%	81%	85%	76%
2004	82%	70%	68%	86%	93%	89%

To fit PUMS areas to COAH regions, PUMS Areas are grouped in the following way:

COAH Region		PUMS Area	County
1	Northeast	301, 302, 303, 304, 305, 306	Bergen
		400, 501, 502	Passaic
		601, 602, 701, 702, 703	Hudson
		1600	Sussex
2	Northwest	1301, 1302, 1401, 1402, 1403, 1404	Essex
		1501, 1502, 1503, 1504	Morris
		1700	Warren
		1800, 1901, 1902, 1903	Union
3	West Central	800	Hunterdon
		901, 902, 903, 904, 905	Middlesex
		1001, 1002	Somerset
4	East Central	1101, 1102, 1103, 1104, 1105	Monmouth
		1201, 1202, 1203	Ocean
		2301, 2302	Mercer
5	Southwest	2001, 2002, 2003	Burlington
		2101, 2102, 2103, 2104	Camden
		2201, 2202 (Part)	Gloucester
6	South- Southwest	101, 102	Atlantic
		200	Cape May
		2400	Cumberland
		2202 (Part)	Salem

PUMS Area 2202 comprising of both Gloucester and Salem Counties due to their small population bases is found partially in Gloucester County (and COAH Region 5) and partially in Salem County (and COAH Region 6). Since the records in PUMS Area 2202 could not be assigned to a COAH Region, the region was split with a portion of 2202 assigned to Gloucester County (the larger portions) and the other portion assigned to Salem County (the smaller portion)

15

To determine what portion of New Jersey households have incomes below 80 percent of their regional median family income, this methodology arrays all households by size and income, and uses the regional median income levels reported for 2007 to 2011 for households including 1 to 8

persons. (The regional median family incomes for 8-person households were used for any household including more than 8 people.) Eighty and fifty percent median only apply to a household size of 4; larger households get larger shares of median income and still qualify for Section 8 subsidies; smaller households get smaller shares and qualify.

Household Size Versus Median Family Income (2007-2011)

HH Size	One	Two	Three	Four	Five	Six	Seven	Eight
Median	\$49,886	\$57,013	\$64,139	\$71,266	\$76,967	\$82,668	\$88,370	\$94,071
Fraction	.07	.08	.09	1.0	1.08	1.16	1.24	1.32

Low- and Moderate-Income Households

As of 2014	PUMS Records
1. Households <80 percent of Regional Median Family Income	1,335,805
2. All PUMS Records (all households) (2007-2011)	3,260,922
3. Percent Housing Need Interim (Step 1 ÷ Step 2)	40.622 percent

According to these procedures, low- and moderate-income households represent 40.622 percent of all households in the State. If 40.622 percent of the households New Jersey is expected to add between 2014 and 2024 similarly qualify for affordable housing, Rutgers' projections imply that 62,582 additional households will qualify for affordable housing over the 10 year period.

COAH Region		Projected Need (2014-2024)
1	Northeast Region	14,833
2	Northwest Region	12,758
3	West Central Region	9,455
4	East Central Region	13,247
5	Southwest Region	10,007
6	South-Southwest Region	2,283
Total		62,582

Households with Significant Assets

To refine this number and further identify households in need of affordable housing, this methodology then removes qualifying households likely to have significant assets – owner households with incomes below 80 percent of their regional median income whose mortgages were fully paid off and who spent less than 38 percent of their income on housing costs, as reported in the 2007-2011 PUMS files¹⁶. According to the PUMS files, these owners represent about 12.1 percent of all households statewide and the following percentages in each region below 80 percent of their regional median income in the state:

COAH Region		Households with Assets
1	Northeast Region	7.1 percent
2	Northwest Region	7.7 percent
3	West Central Region	14.1 percent
4	East Central Region	18.9 percent
5	Southwest Region	14.3 percent
6	South-Southwest Region	16.2 percent
Total		12.1 percent

It is assumed that owners without mortgages and housing costs below 38 percent represent the same portion of “Initial Projected Need” households. These households are then subtracted from the “Initial Projected Need” to get a “Projected Need Subtotal.” This total is 8,155 for 2014 to 2024.

COAH Region		Projected Need	Households with Assets
1	Northeast Region	14,833 (0.071)	1,261
2	Northwest Region	12,758 (0.077)	1,209
3	West Central Region	9,455 (0.141)	1,342
4	East Central Region	13,247 (0.189)	2,449
5	Southwest Region	10,007 (0.143)	1,542
6	South-Southwest Region	2,283 (0.162)	352
Total		62,582 (0.121)	8,155

Persons/Households in Group Quarters

While owners with significant assets reduce the overall need, demand from low- and moderate-income households in group quarters increases the overall need. The 2000 and 2010 Censuses specify the populations in group quarters, making it possible to identify individuals living in

correctional facilities, nursing homes, mental hospitals, juvenile facilities, college dormitories, military quarters, and other noninstitutional group quarters. A portion of residents living in “other” noninstitutional group quarters are included in this methodology. (The 2000 and 2010 Census consider these individuals to be living in “other” noninstitutional group quarters.)¹⁷

For 2010, the number of individuals in other noninstitutional group quarters was 15,734. It was assumed that every two residents contribute to the demand for one additional unit of housing. Therefore, the 15,734 additional residents in these group quarters represent the demand for 7,867 additional housing units. About 80 percent of these units would be dedicated to low and moderate income households. This amounts to 6,294 housing units. This housing strategy allocates the burden of reducing the numbers of people living in group quarters thus: 70 percent in the future (4,406) and 30% in the present (1,888). The numbers of those living in group quarters actually decreased from 2000 through 2010, and most of the need had accrued in the past. Accordingly, the past should have satisfied part of the obligation to diminish the need.

The noninstitutionalized group quarters number in 2010 is reduced to zero. The additional need is split 70% from 2014 to 2024 and 30% from 1999 to 2014.

COAH Region		Population in “Other” Noninstitutional Group Quarters		Low & Moderate Noninstitutional	Additional Demand (2014-2024)	Additional Demand (1999-2014)
		Actual	Demand	Demand		
		2010	2010	1999-2024		
1	Northeast Region	-	-	1,469	1,028	441
2	Northwest Region	-	-	2,770	1,939	831
3	West Central Region	-	-	500	350	150
4	East Central Region	-	-	691	484	207
5	Southwest Region	-	-	507	355	152
6	South-Southwest Region	-	-	357	250	107
Total		15,734 (0.50)	7,867 (0.80)	6,294	4,406 (0.70)	1,888 (0.30)

Vacant Housing Units

Vacancies in the housing stock available to low- and moderate-income households also increase the need. This vacancy rate (more limited than that used to transform housing unit numbers into household totals) is derived by taking the number of non-seasonal, non-other, vacant units as a percentage of all housing units in 2010 (according to the *U.S. Census*). These rates (roughly 4 percent statewide) added 2,268 units to the subtotal numbers for the period 2014-2024¹⁸.

COAH Region		Vacancy Rate (excluding Seasonal Properties)	Vacant Units
1	Northeast Region	2.9 percent	581
2	Northwest Region	4.0 percent	549
3	West Central Region	2.4 percent	264
4	East Central Region	4.5 percent	436
5	Southwest Region	5.2 percent	330
6	South-Southwest Region	5.9 percent	108
Total		4.0 percent	2,268

Together, these steps result in a “Total Projected Need” number of 61,101 for the state as a whole.

Total Projected Need

COAH Region		Projected Need (40.622) Low/Mod of Household Change	Households with Assets	Vacancy Rate (excluding Seasonal Properties)	Additional Demand from Group Quarters	Total Projected Need (2014-2024)
1	Northeast Region	14,833	-1,261	581	1,028	15,181
2	Northwest Region	12,758	-1,209	549	1,939	14,037
3	West Central Region	9,455	-1,342	264	350	8,727
4	East Central Region	13,247	-2,449	436	484	11,718
5	Southwest Region	10,007	-1,542	330	355	9,150
6	South-Southwest Region	2,283	-352	108	250	2,289
Total		62,582	-8,155	2,268	4,406	61,101

Secondary Sources of Supply

Filtering

Secondary Sources of housing supply refer to those housing market adjustments that change the composition and value of the housing stock. This section reviews three types of adjustments: filtering, residential conversions, and demolitions. “Filtering” is the process by which units decline in value and desirability and then become affordable to lower-income households. This process begins when higher value housing is built by private developers. When higher-income

consumers move into these new units, the demand for their prior units declines, causing values or rents to drop; the units then become affordable to consumers at a lower income level. In this way, the construction of new, market-rate housing may reduce affordable housing needs by freeing up additional existing units for purchase or rent by moderate-income households. Filtering is most likely to take place in housing markets containing sound housing undergoing significant turnover and in close proximity to substantial new development.

According to an Econsult analysis (in 2006), 47,358 units¹⁹ are expected to filter down to households of lower incomes between 1999 and 2018. Econsult reviewed comprehensive property-level data on all paired home transactions in New Jersey from 1989-2006 to identify “filtered” housing units--those that experienced a significant price change and whose occupant experienced a significant income changed. Researchers at Econsult focused on units starting or ending at values affordable to low and moderate income households. About half (51.3 percent 10 years ÷ 19.5 years) of these filtering units (24,925 units) will filter down to low- and moderate-income households for the period 2014-2024. This amount of filtering is included in the analysis for Prospective Need. Filtering is assembled at the regional level and distributed to communities according to a community’s share of: (1) multifamily (5+) units in the region and share of older housing (built prior to 1960).

COAH Region		Filtering (2014-2024)
1	Northeast	7,135
2	Northwest	6,663
3	West Central	271
4	East Central	1,692
5	Southwest	5,745
6	South-Southwest	3,419
Total		24,925

Residential Conversion

Residential conversion is the creation of a new dwelling unit from an existing structure (either residential or non-residential). Residential conversions occur when renovations increase the number of units in existing structures. The U.S. Department of Housing and Urban Development (HUD) considers residential conversions to be a regular source of housing supply to low- and moderate-income families. This often occurs in markets where new housing construction is not meeting the demand for smaller units.

This methodology (replicating that resulting in the previously adopted Third Round Substantive Rules) defines residential conversions as the change in total units minus the difference between new construction (as indicated by certificates of occupancy) and demolitions (as indicated by demolition permits). According to the U.S. Census, the number of housing units increased by

243,294 in New Jersey between 2000 and 2010. An analysis of municipal-level data from the New Jersey *Construction Reporter* finds that, during the same time period, 259,624 certificates of occupancy were issued. According to state-level data, 51,151 residential properties were demolished between 2000 and 2010. Subtracting certificates of occupancy and adding demolitions to the total change in housing units ($243,294 - 259,624 + 51,151$) results in a difference of 34,821 units; these units were likely added through residential conversions.

According to Econsult estimates, 19.5 percent of converted units (6,790 units) are priced for low- and moderate-income households. This is the percentage of low- and moderate-income households that can afford housing in New Jersey. The table below estimates converted units affordable to low- and moderate-income households. Conversions are assembled at the regional level and distributed according to a municipality's share of 2-4 family units in the region.

COAH Region		Residential Conversion (2014-2024)
1	Northeast	4,270
2	Northwest	872
3	West Central	847
4	East Central	505
5	Southwest	-110
6	South-Southwest	405
Total		6,790

Demolitions

Unlike filtering and residential conversions, demolitions, which occur as land values outpace housing utility and dilapidated building conditions reach hazardous levels, represent a source of additional *demand* (not supply). In other words, while filtering and residential conversions can create affordable units, demolitions eliminate affordable units. By removing housing from the existing stock, particularly that portion of the stock affordable and available to low-income households, demolitions increase the demand for those units that remain. In order to estimate the number of demolitions likely to occur from 2014 to 2024, this analysis collects demolition totals for all New Jersey municipalities from the New Jersey *Construction Reporter* for the years 2000 through 2009. On average, 5,115 properties were demolished annually during this time period. This would amount to 51,151 demolitions for a ten year period, of which 19.5 percent or about 9,974 demolitions would affect low- and moderate-income households. This is again determined by the percentage of housing units that are currently affordable to low- and moderate-income households. This information is calculated at the municipal level.

COAH Region		Average Annual Number of Demolitions (2000-2009)
1	Northeast Region	1,048
2	Northwest Region	1,074
3	West Central Region	329
4	East Central Region	996
5	Southwest Region	556
6	South-Southwest Region	1,112
Total		5,115

COAH Region		All Demolitions (2014-2024)	Demolitions affecting Low- and Moderate-Income Households (19.5 percent of All Demolitions)
1	Northeast Region	10,482	2,044
2	Northwest Region	10,737	2,094
3	West Central Region	3,290	642
4	East Central Region	9,962	1,943
5	Southwest Region	5,559	1,084
6	South-Southwest Region	11,121	2,169
Total		51,151	9,974

Together these methods result in the following number of affordable housing units provided by secondary sources of supply for the State as a whole:

COAH Region		Filtering (2014-2024)	Residential Conversions (2014-2024)	Demolitions (2014-2024)	Total of Secondary Sources
1	Northeast	7,135	4,270	-2,044	9,360
2	Northwest	6,663	872	-2,094	5,442
3	West Central	271	847	-642	477
4	East Central	1,692	505	-1,943	254
5	Southwest	5,745	-110	-1,084	4,551
6	South-Southwest	3,419	405	-2,169	1,656
Total		24,925	6,790	-9,974	21,740

Urban Aid Cities

Urban aid cities do not receive projected need and this need is distributed to all communities in the state according to a combined allocation factor that uses the four allocation factors (land capacity, relative income, nonresidential job growth/residential unit growth on a statewide basis.) Each non-urban aid community is adjusted by this additional need. This need is taken from Urban Aid Cities and distributed to all other municipalities.

Total Adjusted Projected Need

Ultimately, affordable housing need is the Total Projected Need (based on household growth + other sources of demand) *minus* the Secondary Sources of Supply already responding to a portion of that need. This figure, the Total Projected Need (2014-2024), is the future need of the Fair Share calculation and therefore determines how much affordable housing need will be distributed across the municipalities of the State in the future. The Adjusted Total Projected Need number contains the redistribution of Calculated Need from Urban Aid Municipalities.

COAH Region		Projected Affordable Housing Need (2014-2024)	Secondary Sources (2014-2024)	Adjusted Projected Need (2014-2024)
1	Northeast Region	15,181	9,360	5,821
2	Northwest Region	14,037	5,442	8,595
3	West Central Region	8,727	477	8,250
4	East Central Region	11,718	254	11,464
5	Southwest Region	9,150	4,551	4,599
6	South-Southwest Region	2,289	1,656	633
Total		61,101	21,740	39,361*

* After group quarters (+), assets (-) and vacancy (+).

20% and 1000 Unit Cap Losses

The 1000 unit cap ensures that a community will not build more than 1000 units during any phase of affordable housing supply. For the period of 2014 to 2024 this amounts to 0 units.

The 20% Cap ensures that a community will not have to more than rebuild itself to answer a 10 year future housing obligation. The Fair Share Obligation is multiplied by 5 and compared to total housing units (2010). The difference is units lost. This amounts to 158 units for the period 2014 to 2024.

COAH Region		1000 Unit Cap (Units Lost)	20% Cap Units Lost
1	Northeast Region	0	(-)71
2	Northwest Region	0	0
3	West Central Region	0	(-)7
4	East Central Region	0	0
5	Southwest Region	0	(-)30
6	South-Southwest Region	0	0
Total		0	(-)158

Buildable Limit Losses

The buildable limit cap compares Total Adjusted Projected Need, minus losses for the 20% and 1,000 Unit Caps to the Buildable Limit. The Buildable Limit has been determined by the Environmental Analysis and Communications Group. Only the net Adjusted Total Projected Need is subtracted to determine fit. From 2014 to 2024, 8,570 units are lost due to insufficient buildable land.

COAH Region		Buildable Limit Losses (Units Lost)
1	Northeast Region	(-)2,014
2	Northwest Region	(-)1,727
3	West Central Region	(-)296
4	East Central Region	(-)3,600
5	Southwest Region	(-)2
6	South-Southwest Region	(-)630
Total		-8,570

Post Adjusted Total Projected Need

This is affordable housing need after loss to caps and buildable limits. It is the Fair Share Obligation that can be delivered

COAH Region		Post Adjusted Projected Need
1	Northeast Region	4,902
2	Northwest Region	5,213
3	West Central Region	7,615
4	East Central Region	7,710
5	Southwest Region	4,401
6	South-Southwest Region	792
Total		30,633

Fair Share by Municipality, County, Region, State 2014-2024

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTERS 2014-2024	MINUS HOUSEHOLDS WITH ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSN 2014-2024	PLUS DEMOLITN 2014-2024	PLUS URB. AID ADJ.	ADJUSTED PROJECT NEED 2014-2024	MINU S CAP/ LIM	POST PROJECT NEED 2014-2024
Allendale borough	Bergen	Northeast	40	0	4	1	9	2	3	4	32	19	13
Alpine borough	Bergen	Northeast	40	0	4	1	2	0	12	4	50	0	vl 50
Bergenfield borough	Bergen	Northeast	55	1	6	1	70	30	22	5	-21	0	-21
Bogota borough	Bergen	Northeast	25	1	3	1	22	10	1	2	-5	0	-5
Carlstadt borough	Bergen	Northeast	10	0	1	0	14	20	11	1	-12	0	-12
Cliffside Park borough	Bergen	Northeast	88	1	9	3	111	57	57	8	-19	0	-19
Closter borough	Bergen	Northeast	80	1	8	2	11	4	39	7	106	99	vl 7
Cresskill borough	Bergen	Northeast	64	1	7	1	18	1	15	6	63	43	20
Demarest borough	Bergen	Northeast	57	2	6	1	7	2	20	5	71	46	vl 25
Dumont borough	Bergen	Northeast	29	1	3	0	50	15	26	3	-9	0	-9
East Rutherford borough	Bergen	Northeast	84	1	9	4	35	32	6	8	26	0	26
Edgewater borough	Bergen	Northeast	281	0	29	23	79	14	20	26	227	180	47
Elmwood Park borough	Bergen	Northeast	32	2	3	1	46	57	5	3	-62	0	-62
Emerson borough	Bergen	Northeast	68	3	7	1	14	2	9	6	65	0	vl 65
Englewood city	Bergen	Northeast	283	2	29	10	107	34	23	26	175	0	175
Englewood Cliffs borough	Bergen	Northeast	150	12	15	4	4	1	40	14	200	64	136
Fair Lawn borough	Bergen	Northeast	201	1	21	3	81	30	16	19	108	0	vl 108
Fairview borough	Bergen	Northeast	65	1	7	3	40	45	27	6	11	0	11
Fort Lee borough	Bergen	Northeast	254	2	26	11	229	43	49	24	42	0	42
Franklin Lakes borough	Bergen	Northeast	167	1	17	4	7	0	40	16	203	0	vl 203
Garfield city	Bergen	Northeast	166	3	17	7	76	140	17	41	0	0	0
Glen Rock borough	Bergen	Northeast	62	1	6	1	25	1	2	6	39	4	vl 35
Hackensack city	Bergen	Northeast	332	74	34	17	243	69	40	-116	0	0	0

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTERS 2014-2024	MINUS HOUSEHOLDS WITH ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSN 2014-2024	PLUS DEMOLITN 2014-2024	PLUS URB. AID ADJ.	ADJUSTED PROJECT NEED 2014-2024	MINU S CAP/ LIM	POST PROJECT NEED 2014-2024
Harrington Park borough	Bergen	Northeast	50	1	5	1	8	1	11	5	54	0	vl 54
Hasbrouck Heights borough	Bergen	Northeast	49	3	5	2	34	13	12	5	18	0	18
Haworth borough	Bergen	Northeast	33	0	3	0	6	0	8	3	36	1	vl 35
Hillsdale borough	Bergen	Northeast	52	0	5	0	20	3	10	5	39	0	39
Ho-Ho-Kus borough	Bergen	Northeast	38	1	4	1	8	1	6	4	36	13	vl 23
Leonia borough	Bergen	Northeast	27	3	3	1	31	9	41	2	32	23	vl 9
Little Ferry borough	Bergen	Northeast	58	0	6	2	35	20	3	5	8	0	8
Lodi borough	Bergen	Northeast	102	16	11	5	70	88	16	30	0	0	0
Lyndhurst township	Bergen	Northeast	68	2	7	2	63	70	8	6	-52	0	-52
Mahwah township	Bergen	Northeast	225	1	23	4	41	9	15	21	192	148	44
Maywood borough	Bergen	Northeast	41	2	4	1	28	14	12	4	13	0	13
Midland Park borough	Bergen	Northeast	43	1	4	1	21	6	4	4	21	7	vl 14
Montvale borough	Bergen	Northeast	102	0	10	2	10	4	8	9	96	0	vl 96
Moonachie borough	Bergen	Northeast	23	0	2	0	4	2	3	2	21	11	10
New Milford borough	Bergen	Northeast	44	3	4	1	50	23	10	4	-15	0	-15
North Arlington borough	Bergen	Northeast	35	4	4	1	53	49	5	3	-57	0	-57
Northvale borough	Bergen	Northeast	45	0	5	2	5	3	7	4	46	38	vl 8
Norwood borough	Bergen	Northeast	46	0	5	1	7	2	12	4	49	40	vl 9
Oakland borough	Bergen	Northeast	86	0	9	1	17	1	9	8	78	62	16
Old Tappan borough	Bergen	Northeast	64	0	7	1	4	1	23	6	82	29	53
Oradell borough	Bergen	Northeast	43	1	4	1	15	1	4	4	34	24	10
Palisades Park borough	Bergen	Northeast	158	1	16	7	57	56	78	15	130	99	31
Paramus borough	Bergen	Northeast	278	1	29	5	39	8	44	26	279	0	vl 279
Park Ridge borough	Bergen	Northeast	52	1	5	1	17	8	14	5	44	9	vl 35
Ramsey borough	Bergen	Northeast	129	7	13	3	27	8	12	12	115	27	88

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTERS 2014-2024	MINUS HOUSEHOLDS WITH ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERS 2014-2024	PLUS DEMOLITN 2014-2024	PLUS URB. AID ADJ.	ADJUSTED PROJECT NEED 2014-2024	MINU S CAP/ LIM	POST PROJECT NEED 2014-2024
Ridgefield borough	Bergen	Northeast	68	2	7	2	32	31	26	6	34	0	vl 34
Ridgefield Park village	Bergen	Northeast	38	2	4	2	47	29	1	4	-34	0	-34
Ridgewood village	Bergen	Northeast	103	2	11	2	59	15	15	10	47	0	vl 47
River Edge borough	Bergen	Northeast	51	1	5	1	30	11	3	5	14	0	14
River Vale township	Bergen	Northeast	66	0	7	1	13	2	16	6	68	35	33
Rochelle Park township	Bergen	Northeast	25	0	3	1	16	6	1	2	4	0	4
Rockleigh borough	Bergen	Northeast	20	0	2	0	0	0	0	2	20	20	0
Rutherford borough	Bergen	Northeast	60	8	6	2	67	29	13	6	-14	0	-14
Saddle Brook township	Bergen	Northeast	107	3	11	3	31	22	12	10	72	0	vl 72
Saddle River borough	Bergen	Northeast	53	0	5	2	4	1	22	5	71	8	63
South Hackensack township	Bergen	Northeast	18	0	2	0	3	10	2	2	7	0	vl 7
Teaneck township	Bergen	Northeast	120	10	12	4	116	22	32	11	25	0	25
Tenafly borough	Bergen	Northeast	100	17	10	3	32	11	45	9	120	40	80
Teterboro borough	Bergen	Northeast	49	0	5	4	0	0	0	5	52	51	vl 1
Upper Saddle River borough	Bergen	Northeast	92	1	9	2	5	1	38	9	126	85	vl 41
Waldwick borough	Bergen	Northeast	62	0	6	1	18	4	6	6	47	0	vl 47
Wallington borough	Bergen	Northeast	33	2	3	1	42	44	5	3	-46	0	-46
Washington township	Bergen	Northeast	47	0	5	0	13	1	5	4	38	0	vl 38
Westwood borough	Bergen	Northeast	38	1	4	1	35	12	6	4	-1	0	vl -1
Woodcliff Lake borough	Bergen	Northeast	94	0	10	1	6	0	11	9	99	0	vl 99
Wood-Ridge borough	Bergen	Northeast	156	1	16	4	19	11	7	15	138	0	138
Wyckoff township	Bergen	Northeast	132	1	14	2	22	3	18	12	127	66	61
Bayonne city	Hudson	Northeast	261	64	9	18	254	263	1	184	0	0	0
East Newark borough	Hudson	Northeast	6	0	0	0	5	11	0	1	-9	0	-9
Guttenberg town	Hudson	Northeast	45	0	2	2	51	35	14	4	-23	0	-23

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTERS 2014-2024	MINUS HOUSEHOLDS WITH ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSN 2014-2024	PLUS DEMOLITN 2014-2024	PLUS URB. AID ADJ.	ADJUSTED PROJECT NEED 2014-2024	MINU S CAP/ LIM	POST PROJECT NEED 2014-2024
Harrison town	Hudson	Northeast	99	2	4	5	37	61	20	9	34	34	0
Hoboken city	Hudson	Northeast	387	46	14	21	399	89	24	25	0	0	0
Jersey City city	Hudson	Northeast	2,205	200	80	171	1,227	758	333	-844	0	0	0
Kearny town	Hudson	Northeast	73	2	3	2	111	137	21	152	0	0	0
North Bergen township	Hudson	Northeast	80	2	3	4	221	170	24	285	0	0	0
Secaucus town	Hudson	Northeast	328	1	12	11	44	42	12	30	285	115	170
Union City city	Hudson	Northeast	162	81	6	10	307	182	56	186	0	0	0
Weehawken township	Hudson	Northeast	22	1	1	1	73	47	1	95	0	0	0
West New York town	Hudson	Northeast	239	4	9	10	266	100	19	104	0	0	0
Bloomington borough	Passaic	Northeast	22	0	1	1	18	5	4	2	4	0	4
Clifton city	Passaic	Northeast	702	9	43	18	239	185	18	-279	0	0	0
Haledon borough	Passaic	Northeast	25	10	2	1	16	22	3	2	1	0	1
Hawthorne borough	Passaic	Northeast	81	1	5	2	45	47	4	8	-1	0	-1
Little Falls township	Passaic	Northeast	52	1	3	1	37	17	11	5	12	0	√ 12
North Haledon borough	Passaic	Northeast	78	4	5	1	12	4	5	7	74	0	74
Passaic city	Passaic	Northeast	76	10	5	3	268	150	26	309	0	0	0
Paterson city	Passaic	Northeast	396	285	24	19	437	504	164	101	0	0	0
Pompton Lakes borough	Passaic	Northeast	49	0	3	1	30	8	12	5	26	24	2
Prospect Park borough	Passaic	Northeast	54	1	3	3	10	25	1	5	24	0	24
Ringwood borough	Passaic	Northeast	61	4	4	1	9	1	5	6	62	59	3
Totowa borough	Passaic	Northeast	136	1	8	3	18	15	1	13	112	0	√ 112
Wanaque borough	Passaic	Northeast	121	14	7	3	24	7	4	11	114	87	√ 27
Wayne township	Passaic	Northeast	495	3	31	9	98	15	23	46	432	0	√ 432
West Milford township	Passaic	Northeast	177	18	11	5	44	6	1	16	156	137	19
Woodland Park borough	Passaic	Northeast	78	2	5	2	29	27	2	7	30	30	0

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTERS 2014-2024	MINUS HOUSEHOLDS WITH ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSN 2014-2024	PLUS DEMOLITN 2014-2024	PLUS URB. AID ADJ.	ADJUSTED PROJECT NEED 2014-2024	MINU S CAP/ LIM	POST PROJECT NEED 2014-2024
Andover borough	Sussex	Northeast	80	0	12	2	2	2	1	7	75	22	53
Andover township	Sussex	Northeast	164	6	24	3	5	2	6	15	163	0	163
Branchville borough	Sussex	Northeast	15	0	2	0	3	2	0	1	10	0	10
Byram township	Sussex	Northeast	56	0	8	1	7	1	3	5	49	36	13
Frankford township	Sussex	Northeast	158	0	24	3	8	1	13	15	157	0	157
Franklin borough	Sussex	Northeast	44	6	6	3	11	4	4	4	39	0	39
Fredon township	Sussex	Northeast	85	0	13	3	3	0	1	8	82	0	82
Green township	Sussex	Northeast	55	0	8	1	1	0	0	5	52	52	0
Hamburg borough	Sussex	Northeast	35	0	5	2	8	1	1	3	26	4	22
Hampton township	Sussex	Northeast	64	4	10	1	5	1	0	6	61	61	0
Hardyston township	Sussex	Northeast	234	0	35	6	12	2	5	22	218	0	218
Hopatcong borough	Sussex	Northeast	58	0	9	1	22	3	8	5	39	0	39
Lafayette township	Sussex	Northeast	83	0	12	2	2	1	1	8	79	0	79
Montague township	Sussex	Northeast	95	0	14	6	6	7	1	9	84	0	84
Newton town	Sussex	Northeast	112	18	17	6	33	11	1	10	87	0	87
Ogdensburg borough	Sussex	Northeast	10	0	1	0	4	1	0	1	5	0	5
Sandyston township	Sussex	Northeast	37	0	5	1	4	0	1	3	32	0	32
Sparta township	Sussex	Northeast	296	1	44	8	20	6	11	28	273	133	140
Stanhope borough	Sussex	Northeast	21	0	3	1	5	5	2	2	13	0	13
Stillwater township	Sussex	Northeast	79	0	12	2	7	0	1	7	69	0	69
Sussex borough	Sussex	Northeast	17	10	3	1	10	4	2	2	16	0	16
Vernon township	Sussex	Northeast	226	11	34	9	39	3	12	21	203	0	203
Walpack township	Sussex	Northeast	0	0	0	0	0	0	0	0	0	0	0
Wantage township	Sussex	Northeast	238	0	35	6	10	4	4	22	221	0	221
		NORTHEAST TOTAL	14,833	1,028	1,261	581	7,135	4,270	2,044	1,166	6,987	2,085	4,902

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTERS 2014-2024	MINUS HOUSEHOLDS WITH ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSN 2014-2024	PLUS DEMOLITN 2014-2024	PLUS URB. AID ADJ.	ADJUSTED PROJECT NEED 2014-2024	MINU S CAP/ LIM	POST PROJECT NEED 2014-2024
Belleville township	Essex	Northwest	85	1	3	4	150	24	10	77	0	0	0
Bloomfield township	Essex	Northwest	81	14	3	3	199	34	8	131	0	0	0
Caldwell borough	Essex	Northwest	49	7	2	1	45	5	4	5	14	0	14
Cedar Grove township	Essex	Northwest	124	1	5	2	35	3	3	13	100	0	100
City of Orange township	Essex	Northwest	66	20	3	4	183	24	85	34	0	0	0
East Orange city	Essex	Northwest	265	70	11	27	422	48	185	-67	0	0	0
Essex Fells borough	Essex	Northwest	25	0	1	0	5	0	1	2	23	13	√ 10
Fairfield township	Essex	Northwest	105	0	4	1	10	0	7	11	109	22	√ 87
Glen Ridge borough	Essex	Northwest	47	2	2	1	21	1	1	5	32	30	2
Irvington township	Essex	Northwest	96	88	4	9	283	54	48	99	0	0	0
Livingston township	Essex	Northwest	251	3	10	3	53	1	20	25	238	0	√ 238
Maplewood township	Essex	Northwest	66	3	3	2	71	7	0	7	-3	0	-3
Millburn township	Essex	Northwest	116	1	5	3	55	3	58	12	126	0	126
Montclair township	Essex	Northwest	207	31	8	8	179	20	13	-51	0	0	0
Newark city	Essex	Northwest	1,782	1,141	72	173	1,242	265	569	-2,085	0	0	0
North Caldwell borough	Essex	Northwest	41	0	2	0	9	0	3	4	38	0	38
Nutley township	Essex	Northwest	112	18	5	3	109	12	19	11	38	0	38
Roseland borough	Essex	Northwest	95	0	4	2	14	1	3	10	91	91	√ 0
South Orange Village township	Essex	Northwest	118	4	5	3	56	2	1	12	76	0	76
Verona township	Essex	Northwest	42	4	2	1	54	3	4	4	-4	0	-4
West Caldwell township	Essex	Northwest	136	1	6	2	27	0	3	14	123	0	123
West Orange township	Essex	Northwest	287	4	12	9	134	18	3	29	169	0	169
Boonton town	Morris	Northwest	39	3	5	1	23	5	4	4	17	17	0
Boonton township	Morris	Northwest	59	0	8	1	6	0	3	6	55	21	34
Butler borough	Morris	Northwest	70	7	9	2	24	3	2	7	52	0	52

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTERS 2014-2024	MINUS HOUSEHOLDS WITH ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSN 2014-2024	PLUS DEMOLITN 2014-2024	PLUS URB. AID ADJ.	ADJUSTED PROJECT NEED 2014-2024	MINU S CAP/ LIM	POST PROJECT NEED 2014-2024
Chatham borough	Morris	Northwest	50	0	7	1	28	1	14	5	34	0	vl 34
Chatham township	Morris	Northwest	101	0	13	3	33	1	28	10	95	0	95
Chester borough	Morris	Northwest	27	4	4	1	3	0	1	3	29	20	9
Chester township	Morris	Northwest	76	2	10	1	5	0	3	8	75	63	12
Denville township	Morris	Northwest	138	4	18	4	44	1	18	14	115	65	50
Dover town	Morris	Northwest	40	19	5	1	50	7	5	4	7	0	7
East Hanover township	Morris	Northwest	215	3	29	3	12	1	24	22	225	0	225
Florham Park borough	Morris	Northwest	283	10	37	9	27	1	23	29	288	0	288
Hanover township	Morris	Northwest	209	2	28	6	33	1	12	21	188	89	99
Harding township	Morris	Northwest	51	0	7	1	5	0	9	5	55	0	55
Jefferson township	Morris	Northwest	159	1	21	4	31	2	23	16	149	133	16
Kinnelon borough	Morris	Northwest	69	1	9	1	15	1	5	7	58	57	1
Lincoln Park borough	Morris	Northwest	54	0	7	1	31	2	3	5	23	0	23
Long Hill township	Morris	Northwest	60	6	8	1	14	1	7	6	57	0	57
Madison borough	Morris	Northwest	124	24	16	4	49	4	23	13	118	0	118
Mendham borough	Morris	Northwest	38	24	5	1	5	1	4	4	59	0	59
Mendham township	Morris	Northwest	39	3	5	1	6	0	7	4	43	13	30
Mine Hill township	Morris	Northwest	22	0	3	1	6	0	2	2	17	0	17
Montville township	Morris	Northwest	132	2	18	4	34	1	22	13	120	16	104
Morris Plains borough	Morris	Northwest	76	0	10	1	15	0	4	8	63	62	1
Morris township	Morris	Northwest	123	70	16	3	43	2	13	12	159	0	159
Morristown town	Morris	Northwest	145	66	19	9	120	10	12	15	98	0	98
Mount Arlington borough	Morris	Northwest	99	1	13	4	28	1	4	10	77	56	21
Mount Olive township	Morris	Northwest	232	0	31	8	97	5	8	23	140	0	140
Mountain Lakes borough	Morris	Northwest	38	0	5	1	8	0	8	4	38	33	vl 5

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTERS 2014-2024	MINUS HOUSEHOLDS WITH ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSN 2014-2024	PLUS DEMOLITN 2014-2024	PLUS URB. AID ADJ.	ADJUSTED PROJECT NEED 2014-2024	MINU S CAP/ LIM	POST PROJECT NEED 2014-2024
Netcong borough	Morris	Northwest	11	0	2	0	16	1	2	1	-4	0	-4
Parsippany-Troy Hills township	Morris	Northwest	414	12	55	15	193	5	44	42	274	239	35
Pequannock township	Morris	Northwest	139	2	18	5	53	1	10	14	97	49	48
Randolph township	Morris	Northwest	194	0	26	5	51	2	13	20	153	93	60
Riverdale borough	Morris	Northwest	97	0	13	5	19	0	4	10	84	58	26
Rockaway borough	Morris	Northwest	25	3	3	0	18	2	2	2	9	0	vl 9
Rockaway township	Morris	Northwest	236	0	31	6	56	2	16	24	193	97	96
Roxbury township	Morris	Northwest	185	1	24	3	33	2	13	19	161	79	82
Victory Gardens borough	Morris	Northwest	3	0	0	0	7	1	0	0	-4	0	-4
Washington township	Morris	Northwest	94	0	12	2	16	0	2	10	79	0	79
Wharton borough	Morris	Northwest	23	1	3	1	18	3	10	2	13	0	13
Berkeley Heights township	Union	Northwest	140	0	12	2	21	1	12	14	136	0	136
Clark township	Union	Northwest	72	1	6	2	43	1	12	7	42	0	42
Cranford township	Union	Northwest	85	1	7	1	71	5	6	9	18	0	18
Elizabeth city	Union	Northwest	711	168	63	43	511	109	257	-496	0	0	0
Fanwood borough	Union	Northwest	44	0	4	1	17	0	4	4	32	0	vl 32
Garwood borough	Union	Northwest	34	0	3	1	13	3	1	3	21	14	7
Hillside township	Union	Northwest	64	1	6	3	51	12	12	-11	0	0	0
Kenilworth borough	Union	Northwest	102	1	9	2	15	2	10	10	99	0	99
Linden city	Union	Northwest	489	1	43	18	128	28	30	49	389	0	389
Mountainside borough	Union	Northwest	38	1	3	1	16	0	8	4	33	8	25
New Providence borough	Union	Northwest	65	2	6	1	27	3	5	7	45	0	vl 45
Plainfield city	Union	Northwest	62	38	6	4	170	24	24	71	0	0	0
Rahway city	Union	Northwest	424	1	37	19	108	12	40	-326	0	0	0
Roselle borough	Union	Northwest	32	6	3	1	77	12	2	50	0	0	0

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTERS 2014-2024	MINUS HOUSEHOLDS WITH ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSN 2014-2024	PLUS DEMOLITN 2014-2024	PLUS URB. AID ADJ.	ADJUSTED PROJECT NEED 2014-2024	MINU S CAP/ LIM	POST PROJECT NEED 2014-2024
Roselle Park borough	Union	Northwest	21	1	2	1	59	7	6	2	-38	0	-38
Scotch Plains township	Union	Northwest	72	3	6	2	57	3	48	7	65	0	65
Springfield township	Union	Northwest	130	1	11	3	66	4	3	13	69	0	69
Summit city	Union	Northwest	108	13	10	4	76	5	23	11	68	0	68
Union township	Union	Northwest	222	1	20	5	155	18	4	23	62	0	62
Westfield town	Union	Northwest	202	1	18	5	81	6	69	20	192	99	93
Winfield township	Union	Northwest	34	0	3	0	6	2	0	3	27	0	27
Allamuchy township	Warren	Northwest	51	0	9	2	7	0	0	5	42	0	42
Alpha borough	Warren	Northwest	11	1	2	0	7	1	0	1	3	0	3
Belvidere town	Warren	Northwest	9	5	2	1	9	1	1	1	4	0	4
Blairstown township	Warren	Northwest	60	3	10	2	6	0	4	6	58	0	58
Franklin township	Warren	Northwest	38	2	6	1	3	0	2	4	37	37	0
Frelinghuysen township	Warren	Northwest	46	0	8	1	3	0	0	5	42	0	42
Greenwich township	Warren	Northwest	128	0	22	2	3	1	3	13	120	0	120
Hackettstown town	Warren	Northwest	126	0	21	4	31	3	2	13	90	54	36
Hardwick township	Warren	Northwest	42	0	7	1	1	0	0	4	39	0	39
Harmony township	Warren	Northwest	32	0	5	1	4	0	6	3	33	0	33
Hope township	Warren	Northwest	43	0	7	2	2	0	0	4	41	0	41
Independence township	Warren	Northwest	44	1	8	1	10	0	2	4	34	0	34
Knowlton township	Warren	Northwest	54	0	9	2	3	0	3	5	51	0	51
Liberty township	Warren	Northwest	18	0	3	0	3	0	8	2	22	15	7
Lopatcong township	Warren	Northwest	156	0	27	10	23	1	1	16	133	82	51
Mansfield township	Warren	Northwest	68	0	11	5	29	2	5	7	42	0	42
Oxford township	Warren	Northwest	20	2	3	1	5	0	1	2	18	0	18
Phillipsburg town	Warren	Northwest	42	3	7	3	64	7	6	25	0	0	0

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTERS 2014-2024	MINUS HOUSEHOLDS WITH ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSN 2014-2024	PLUS DEMOLITN 2014-2024	PLUS URB. AID ADJ.	ADJUSTED PROJECT NEED 2014-2024	MINU S CAP/ LIM	POST PROJECT NEED 2014-2024
Pohatcong township	Warren	Northwest	34	0	6	1	8	0	4	3	29	0	29
Washington borough	Warren	Northwest	27	0	5	2	24	3	3	3	3	0	3
Washington township	Warren	Northwest	82	0	14	2	7	0	3	8	74	0	74
White township	Warren	Northwest	87	0	15	4	11	0	11	9	84	0	84
		NORTHWEST TOTAL	12,758	1,939	1,209	549	6,663	872	2,094	-1,655	6,940	1,727	5,213
Alexandria township	Hunterdon	West Central	47	0	8	1	0	1	3	5	47	0	47
Bethlehem township	Hunterdon	West Central	31	0	5	0	0	0	3	3	32	0	32
Bloomsbury borough	Hunterdon	West Central	8	0	1	0	0	1	0	1	7	3	4
Califon borough	Hunterdon	West Central	13	0	2	0	0	0	0	1	13	13	0
Clinton town	Hunterdon	West Central	13	0	2	0	0	2	0	1	10	0	10
Clinton township	Hunterdon	West Central	136	0	23	3	2	5	6	15	130	0	130
Delaware township	Hunterdon	West Central	32	0	5	1	1	1	2	4	31	0	31
East Amwell township	Hunterdon	West Central	26	3	4	0	1	0	2	3	29	0	29
Flemington borough	Hunterdon	West Central	11	6	2	0	2	10	1	1	5	0	vl 5
Franklin township	Hunterdon	West Central	36	0	6	1	0	1	1	4	34	0	34
Frenchtown borough	Hunterdon	West Central	9	0	1	0	1	2	0	1	6	0	6
Glen Gardner borough	Hunterdon	West Central	7	0	1	0	1	2	1	1	6	5	1
Hampton borough	Hunterdon	West Central	9	0	2	0	0	1	1	1	9	0	9
High Bridge borough	Hunterdon	West Central	11	0	2	0	1	1	1	1	10	0	10
Holland township	Hunterdon	West Central	32	2	5	0	1	1	1	4	31	0	31
Kingwood township	Hunterdon	West Central	36	0	6	1	1	2	3	4	36	0	36
Lambertville city	Hunterdon	West Central	32	0	5	1	2	7	6	4	28	0	28
Lebanon borough	Hunterdon	West Central	49	0	8	3	0	2	1	5	48	47	1
Lebanon township	Hunterdon	West Central	33	0	6	1	0	2	3	4	33	13	20
Milford borough	Hunterdon	West Central	9	0	2	0	0	2	0	1	8	0	8

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTERS 2014-2024	MINUS HOUSEHOLDS WITH ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSN 2014-2024	PLUS DEMOLITN 2014-2024	PLUS URB. AID ADJ.	ADJUSTED PROJECT NEED 2014-2024	MINU S CAP/ LIM	POST PROJECT NEED 2014-2024
Raritan township	Hunterdon	West Central	384	7	65	6	2	2	15	42	386	0	386
Readington township	Hunterdon	West Central	125	0	21	3	2	3	15	14	130	0	130
Stockton borough	Hunterdon	West Central	6	0	1	0	0	1	1	1	5	5	0
Tewksbury township	Hunterdon	West Central	65	0	11	1	1	0	3	7	64	0	64
Union township	Hunterdon	West Central	42	0	7	1	1	1	1	5	39	18	21
West Amwell township	Hunterdon	West Central	37	0	6	1	1	1	3	4	37	0	37
Carteret borough	Middlesex	West Central	177	1	25	8	5	30	12	-139	0	0	0
Cranbury township	Middlesex	West Central	330	0	46	7	1	2	6	36	331	57	274
Dunellen borough	Middlesex	West Central	16	3	2	0	2	11	7	2	12	0	12
East Brunswick township	Middlesex	West Central	199	1	28	4	8	11	2	22	182	0	182
Edison township	Middlesex	West Central	505	59	70	14	25	38	57	56	557	0	557
Helmetta borough	Middlesex	West Central	18	0	2	0	1	0	0	2	17	0	17
Highland Park borough	Middlesex	West Central	37	0	5	1	6	28	4	4	7	0	7
Jamesburg borough	Middlesex	West Central	15	0	2	0	2	9	5	2	10	0	10
Metuchen borough	Middlesex	West Central	82	0	11	2	4	9	18	9	88	58	vl 30
Middlesex borough	Middlesex	West Central	28	2	4	1	3	7	12	3	32	0	32
Milltown borough	Middlesex	West Central	17	0	2	0	1	7	0	2	9	0	9
Monroe township	Middlesex	West Central	703	0	98	28	3	20	8	78	695	0	695
New Brunswick city	Middlesex	West Central	551	77	77	21	16	88	104	-572	0	0	0
North Brunswick township	Middlesex	West Central	283	0	39	7	8	30	12	31	256	0	256
Old Bridge township	Middlesex	West Central	526	2	73	12	14	42	23	58	492	0	492
Perth Amboy city	Middlesex	West Central	209	46	29	7	16	118	12	-111	0	0	0
Piscataway township	Middlesex	West Central	208	4	29	6	9	28	15	23	190	0	190
Plainsboro township	Middlesex	West Central	210	2	29	12	9	16	2	23	195	0	195
Sayreville borough	Middlesex	West Central	205	1	29	7	11	18	11	23	188	0	188

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTERS 2014-2024	MINUS HOUSEHOLDS WITH ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSN 2014-2024	PLUS DEMOLITN 2014-2024	PLUS URB. AID ADJ.	ADJUSTED PROJECT NEED 2014-2024	MINU S CAP/ LIM	POST PROJECT NEED 2014-2024
South Amboy city	Middlesex	West Central	48	0	7	1	3	11	4	5	38	0	38
South Brunswick township	Middlesex	West Central	715	1	100	22	6	14	15	79	712	0	712
South Plainfield borough	Middlesex	West Central	164	1	23	2	5	6	14	18	166	0	166
South River borough	Middlesex	West Central	40	2	6	1	4	18	4	4	25	0	25
Spotswood borough	Middlesex	West Central	31	3	4	1	2	3	3	3	32	0	32
Woodbridge township	Middlesex	West Central	423	6	59	12	28	45	45	-354	0	0	0
Bedminster township	Somerset	West Central	61	2	8	2	2	5	4	7	61	0	61
Bernards township	Somerset	West Central	185	33	25	3	4	9	20	20	223	85	138
Bernardsville borough	Somerset	West Central	59	2	8	2	1	3	11	7	67	8	59
Bound Brook borough	Somerset	West Central	11	2	1	0	3	20	4	1	-7	0	-7
Branchburg township	Somerset	West Central	214	0	29	3	1	1	8	24	217	0	217
Bridgewater township	Somerset	West Central	227	5	30	4	7	13	30	25	241	0	241
Far Hills borough	Somerset	West Central	13	0	2	1	0	1	0	1	13	0	13
Franklin township	Somerset	West Central	665	8	89	17	12	35	26	73	652	0	652
Green Brook township	Somerset	West Central	78	0	11	2	1	0	2	9	79	34	45
Hillsborough township	Somerset	West Central	213	1	29	5	4	7	5	24	207	0	207
Manville borough	Somerset	West Central	13	1	2	0	3	18	13	1	6	0	6
Millstone borough	Somerset	West Central	8	0	1	0	0	0	0	1	7	0	7
Montgomery township	Somerset	West Central	287	0	38	6	2	1	11	32	293	0	293
North Plainfield borough	Somerset	West Central	16	7	2	1	8	29	1	2	-12	0	-12
Peapack and Gladstone borough	Somerset	West Central	25	1	3	1	0	2	2	3	26	0	26
Raritan borough	Somerset	West Central	69	1	9	3	2	14	2	8	58	0	vl 58
Rocky Hill borough	Somerset	West Central	9	0	1	0	0	1	0	1	8	0	8
Somerville borough	Somerset	West Central	46	43	6	2	5	19	3	5	69	0	69
South Bound Brook borough	Somerset	West Central	25	1	3	1	1	5	2	3	23	9	14

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTERS 2014-2024	MINUS HOUSEHOLDS WITH ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSN 2014-2024	PLUS DEMOLITN 2014-2024	PLUS URB. AID ADJ.	ADJUSTED PROJECT NEED 2014-2024	MINU S CAP/ LIM	POST PROJECT NEED 2014-2024
Warren township	Somerset	West Central	161	0	22	3	1	1	17	18	175	0	175
Watchung borough	Somerset	West Central	92	13	12	3	1	0	12	10	115	0	vl 115
		WEST CENTRAL TOTAL	9,455	350	1,342	264	271	847	642	-281	7,968	353	7,615
East Windsor township	Mercer	East Central	320	0	37	15	37	6	6	24	285	0	285
Ewing township	Mercer	East Central	218	33	25	8	54	8	6	16	195	0	vl 195
Hamilton township	Mercer	East Central	563	11	66	18	120	28	29	42	449	0	449
Hightstown borough	Mercer	East Central	30	0	3	1	9	3	3	2	22	13	9
Hopewell borough	Mercer	East Central	32	0	4	1	2	1	4	2	32	16	vl 16
Hopewell township	Mercer	East Central	498	0	58	9	9	2	11	37	487	0	487
Lawrence township	Mercer	East Central	296	8	34	11	43	7	8	22	261	0	261
Pennington borough	Mercer	East Central	59	1	7	2	3	1	1	4	56	26	vl 30
Princeton	Mercer	East Central	240	15	28	10	38	14	7	18	211	211	vl 0
Robbinsville township	Mercer	East Central	362	0	42	8	9	1	6	27	351	351	0
Trenton city	Mercer	East Central	182	168	21	14	179	69	123	-218	0	0	0
West Windsor township	Mercer	East Central	418	0	49	10	23	3	7	31	391	0	391
Aberdeen township	Monmouth	East Central	125	1	16	3	21	3	14	9	111	7	104
Allenhurst borough	Monmouth	East Central	8	0	1	0	2	1	4	1	10	7	3
Allentown borough	Monmouth	East Central	14	0	2	0	2	0	0	1	12	9	3
Asbury Park city	Monmouth	East Central	32	40	4	3	57	20	16	-9	0	0	0
Atlantic Highlands borough	Monmouth	East Central	20	0	3	1	7	1	0	2	12	8	4
Avon-by-the-Sea borough	Monmouth	East Central	13	0	2	1	5	2	16	1	22	22	vl 0
Belmar borough	Monmouth	East Central	17	4	2	2	16	9	34	1	31	7	24
Bradley Beach borough	Monmouth	East Central	22	1	3	1	17	8	14	2	13	0	13
Brielle borough	Monmouth	East Central	39	0	5	1	4	2	18	3	49	35	14
Colts Neck township	Monmouth	East Central	76	0	10	1	3	1	12	6	80	77	3

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTERS 2014-2024	MINUS HOUSEHOLDS WITH ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSN 2014-2024	PLUS DEMOLITN 2014-2024	PLUS URB. AID ADJ.	ADJUSTED PROJECT NEED 2014-2024	MINU S CAP/ LIM	POST PROJECT NEED 2014-2024
Deal borough	Monmouth	East Central	12	1	2	0	3	0	10	1	18	9	9
Eatontown borough	Monmouth	East Central	135	6	18	5	22	9	6	10	113	54	59
Englishtown borough	Monmouth	East Central	17	0	2	0	2	1	1	1	14	3	11
Fair Haven borough	Monmouth	East Central	32	0	4	1	6	0	17	2	42	33	9
Farmingdale borough	Monmouth	East Central	7	0	1	0	3	0	0	1	4	4	0
Freehold borough	Monmouth	East Central	65	20	9	2	19	5	1	5	61	22	39
Freehold township	Monmouth	East Central	286	0	37	9	25	4	6	21	256	0	256
Hazlet township	Monmouth	East Central	63	4	8	1	15	1	10	5	58	6	52
Highlands borough	Monmouth	East Central	15	0	2	1	12	4	7	1	6	4	2
Holmdel township	Monmouth	East Central	154	1	20	3	6	0	5	12	149	142	7
Howell township	Monmouth	East Central	286	8	38	7	20	5	17	21	277	0	277
Interlaken borough	Monmouth	East Central	15	0	2	1	1	0	1	1	14	14	0
Keansburg borough	Monmouth	East Central	13	3	2	1	18	5	15	1	8	0	8
Keyport borough	Monmouth	East Central	18	0	2	1	19	4	7	1	3	0	3
Lake Como borough	Monmouth	East Central	11	0	1	1	3	1	12	1	20	14	6
Little Silver borough	Monmouth	East Central	41	0	5	1	6	0	9	3	43	42	1
Loch Arbour village	Monmouth	East Central	29	0	4	2	1	0	1	2	29	0	29
Long Branch city	Monmouth	East Central	206	10	27	12	72	26	26	-128	0	0	0
Manalapan township	Monmouth	East Central	359	1	47	6	20	4	14	27	336	329	7
Manasquan borough	Monmouth	East Central	57	1	7	5	9	5	53	4	99	0	99
Marlboro township	Monmouth	East Central	351	1	46	7	8	2	14	26	343	330	13
Matawan borough	Monmouth	East Central	49	0	6	3	16	2	4	4	35	0	35
Middletown township	Monmouth	East Central	268	9	35	6	60	9	55	20	254	239	15
Millstone township	Monmouth	East Central	87	2	11	2	3	0	10	7	94	94	0
Monmouth Beach borough	Monmouth	East Central	27	0	4	1	10	1	9	2	24	0	24

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTERS 2014-2024	MINUS HOUSEHOLDS WITH ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSN 2014-2024	PLUS DEMOLITN 2014-2024	PLUS URB. AID ADJ.	ADJUSTED PROJECT NEED 2014-2024	MINU S CAP/ LIM	POST PROJECT NEED 2014-2024
Neptune City borough	Monmouth	East Central	20	0	3	1	9	2	4	-11	0	0	0
Neptune township	Monmouth	East Central	181	8	24	8	50	14	12	14	135	0	135
Ocean township	Monmouth	East Central	280	0	37	9	39	6	16	21	244	108	136
Oceanport borough	Monmouth	East Central	25	6	3	0	6	1	6	2	29	0	29
Red Bank borough	Monmouth	East Central	67	16	9	3	32	15	10	5	45	45	vl 0
Roosevelt borough	Monmouth	East Central	8	0	1	0	1	0	1	1	8	0	8
Rumson borough	Monmouth	East Central	53	3	7	1	6	1	52	4	100	100	0
Sea Bright borough	Monmouth	East Central	15	0	2	1	6	2	6	1	13	10	3
Sea Girt borough	Monmouth	East Central	23	0	3	1	3	0	31	2	51	48	3
Shrewsbury borough	Monmouth	East Central	52	0	7	1	3	0	2	4	49	49	0
Shrewsbury township	Monmouth	East Central	5	0	1	0	3	1	6	0	6	5	1
Spring Lake borough	Monmouth	East Central	31	3	4	1	8	0	35	2	60	57	3
Spring Lake Heights borough	Monmouth	East Central	34	0	4	2	10	3	20	3	40	25	15
Tinton Falls borough	Monmouth	East Central	223	20	29	7	34	2	12	17	214	29	185
Union Beach borough	Monmouth	East Central	14	1	2	0	6	1	9	1	17	14	3
Upper Freehold township	Monmouth	East Central	143	0	19	2	2	0	7	11	142	0	142
Wall township	Monmouth	East Central	355	2	46	10	24	3	45	26	365	210	155
West Long Branch borough	Monmouth	East Central	40	2	5	1	7	3	5	3	36	15	21
Barnegat Light borough	Ocean	East Central	9	0	2	1	2	2	1	1	5	5	0
Barnegat township	Ocean	East Central	501	0	135	16	5	2	5	37	418	0	418
Bay Head borough	Ocean	East Central	14	0	4	1	3	1	10	1	18	18	vl 0
Beach Haven borough	Ocean	East Central	22	1	6	2	6	6	33	2	42	42	0
Beachwood borough	Ocean	East Central	46	0	12	1	4	1	11	3	44	0	vl 44
Berkeley township	Ocean	East Central	174	0	47	5	17	3	34	13	159	129	30
Brick township	Ocean	East Central	385	8	104	11	54	10	112	29	377	0	377

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTERS 2014-2024	MINUS HOUSEHOLDS WITH ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSN 2014-2024	PLUS DEMOLITN 2014-2024	PLUS URB. AID ADJ.	ADJUSTED PROJECT NEED 2014-2024	MINU S CAP/ LIM	POST PROJECT NEED 2014-2024
Eagleswood township	Ocean	East Central	15	0	4	0	1	0	3	1	14	13	1
Harvey Cedars borough	Ocean	East Central	10	0	3	0	1	2	1	1	7	7	0
Island Heights borough	Ocean	East Central	12	0	3	1	2	0	4	1	12	0	12
Jackson township	Ocean	East Central	680	0	183	18	23	5	6	51	544	0	544
Lacey township	Ocean	East Central	167	0	45	4	7	1	32	12	163	0	163
Lakehurst borough	Ocean	East Central	19	0	5	1	2	1	0	1	12	0	12
Lakewood township	Ocean	East Central	815	43	220	34	63	24	96	-682	0	0	0
Lavallette borough	Ocean	East Central	12	0	3	1	9	7	28	1	23	23	0
Little Egg Harbor township	Ocean	East Central	270	0	73	9	7	3	23	20	240	197	43
Long Beach township	Ocean	East Central	77	0	21	6	13	17	88	6	127	118	9
Manchester township	Ocean	East Central	380	1	103	21	21	29	24	28	302	0	302
Mantoloking borough	Ocean	East Central	17	0	5	0	1	0	7	1	20	20	0
Ocean Gate borough	Ocean	East Central	8	0	2	0	3	1	3	1	5	5	0
Ocean township	Ocean	East Central	125	1	34	5	4	0	20	9	122	0	122
Pine Beach borough	Ocean	East Central	12	0	3	0	2	0	0	1	8	5	3
Plumsted township	Ocean	East Central	74	0	20	2	4	2	5	6	61	27	34
Point Pleasant Beach borough	Ocean	East Central	17	5	5	1	9	6	32	1	36	22	14
Point Pleasant borough	Ocean	East Central	78	0	21	2	19	5	54	6	94	24	70
Seaside Heights borough	Ocean	East Central	19	1	5	3	14	12	36	1	29	29	0
Seaside Park borough	Ocean	East Central	12	0	3	1	9	6	26	1	21	21	0
Ship Bottom borough	Ocean	East Central	20	0	5	2	4	5	30	1	39	9	30
South Toms River borough	Ocean	East Central	10	0	3	0	2	0	1	1	8	0	8
Stafford township	Ocean	East Central	449	0	121	13	7	3	43	33	407	0	407
Surf City borough	Ocean	East Central	31	0	8	3	3	5	27	2	46	46	0
Toms River township	Ocean	East Central	979	11	264	26	78	11	209	73	946	0	946

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTERS 2014-2024	MINUS HOUSEHOLDS WITH ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSN 2014-2024	PLUS DEMOLITN 2014-2024	PLUS URB. AID ADJ.	ADJUSTED PROJECT NEED 2014-2024	MINU S CAP/ LIM	POST PROJECT NEED 2014-2024
Tuckerton borough	Ocean	East Central	32	2	9	1	5	1	8	2	31	0	31
		EAST CENTRAL TOTAL	13,247	484	2,449	436	1,692	505	1,943	-154	11,311	3,600	7,710
Bass River township	Burlington	Southwest	9	0	2	0	3	0	3	1	8	0	8
Beverly city	Burlington	Southwest	7	0	1	0	17	0	3	1	-7	0	vl -7
Bordentown city	Burlington	Southwest	20	5	3	1	37	-2	4	2	-6	0	-6
Bordentown township	Burlington	Southwest	135	0	24	5	52	-1	3	15	84	0	84
Burlington city	Burlington	Southwest	36	0	6	1	67	-2	10	4	-19	0	-19
Burlington township	Burlington	Southwest	306	0	53	8	88	-1	3	33	211	0	211
Chesterfield township	Burlington	Southwest	102	4	18	2	8	0	10	11	103	0	103
Cinnaminson township	Burlington	Southwest	111	0	19	2	48	0	8	12	67	0	67
Delanco township	Burlington	Southwest	128	0	22	4	21	0	2	14	106	0	106
Delran township	Burlington	Southwest	153	0	27	5	63	-1	5	17	92	0	92
Eastampton township	Burlington	Southwest	41	1	7	1	26	-1	2	5	17	0	17
Edgewater Park township	Burlington	Southwest	39	0	7	2	69	-2	0	4	-28	0	-28
Evesham township	Burlington	Southwest	416	3	72	12	161	-2	8	46	253	0	253
Fieldsboro borough	Burlington	Southwest	5	0	1	0	3	0	1	1	3	0	3
Florence township	Burlington	Southwest	125	0	22	4	61	-1	12	14	74	0	74
Hainesport township	Burlington	Southwest	119	0	21	2	17	0	5	13	101	0	101
Lumberton township	Burlington	Southwest	199	0	35	4	50	-1	2	22	143	0	143
Mansfield township	Burlington	Southwest	198	0	34	3	7	0	7	22	189	0	189
Maple Shade township	Burlington	Southwest	90	2	16	5	210	-3	14	10	-102	0	-102
Medford Lakes borough	Burlington	Southwest	32	0	6	1	15	0	3	4	18	0	18
Medford township	Burlington	Southwest	179	1	31	5	51	0	3	20	126	0	126
Moorestown township	Burlington	Southwest	238	1	41	6	92	-2	16	26	156	0	156
Mount Holly township	Burlington	Southwest	25	27	4	1	62	-2	45	-34	0	0	0

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTERS 2014-2024	MINUS HOUSEHOLDS WITH ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSN 2014-2024	PLUS DEMOLITN 2014-2024	PLUS URB. AID ADJ.	ADJUSTED PROJECT NEED 2014-2024	MINU S CAP/ LIM	POST PROJECT NEED 2014-2024
Mount Laurel township	Burlington	Southwest	392	3	68	10	154	-3	16	43	244	0	244
New Hanover township	Burlington	Southwest	12	0	2	0	10	0	1	1	2	1	1
North Hanover township	Burlington	Southwest	49	0	9	7	19	-1	10	5	44	0	44
Palmyra borough	Burlington	Southwest	39	0	7	2	52	-2	3	4	-10	0	-10
Pemberton borough	Burlington	Southwest	12	0	2	1	10	0	2	1	4	0	4
Pemberton township	Burlington	Southwest	129	18	23	5	84	-1	17	-64	0	0	0
Riverside township	Burlington	Southwest	21	1	4	1	45	-1	3	2	-19	0	-19
Riverton borough	Burlington	Southwest	13	0	2	0	20	0	0	1	-7	0	vl -7
Shamong township	Burlington	Southwest	45	0	8	1	3	0	2	5	41	0	41
Southampton township	Burlington	Southwest	76	0	13	2	18	0	12	8	67	0	67
Springfield township	Burlington	Southwest	32	0	6	1	5	0	2	3	27	0	27
Tabernacle township	Burlington	Southwest	63	0	11	1	8	0	3	7	54	0	54
Washington township	Burlington	Southwest	10	0	2	0	3	0	3	1	9	0	9
Westampton township	Burlington	Southwest	183	0	32	2	12	0	5	20	167	0	167
Willingboro township	Burlington	Southwest	96	4	17	2	72	0	5	-20	0	0	0
Woodland township	Burlington	Southwest	18	0	3	0	3	0	3	2	17	0	17
Wrightstown borough	Burlington	Southwest	4	0	1	0	9	0	2	0	-3	0	-3
Audubon borough	Camden	Southwest	30	0	4	1	71	-2	1	3	-38	0	-38
Audubon Park borough	Camden	Southwest	2	0	0	0	8	0	0	0	-6	0	-6
Barrington borough	Camden	Southwest	29	0	3	1	73	-1	14	3	-27	0	-27
Bellmawr borough	Camden	Southwest	25	5	3	1	75	-1	5	3	-39	0	vl -39
Berlin borough	Camden	Southwest	95	1	11	3	28	-1	4	10	75	0	75
Berlin township	Camden	Southwest	84	0	10	3	19	0	13	9	80	0	80
Brooklawn borough	Camden	Southwest	8	0	1	0	11	0	0	1	-3	0	-3
Camden city	Camden	Southwest	555	174	66	33	554	-13	415	-572	0	0	0

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTERS 2014-2024	MINUS HOUSEHOLDS WITH ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSN 2014-2024	PLUS DEMOLITN 2014-2024	PLUS URB. AID ADJ.	ADJUSTED PROJECT NEED 2014-2024	MINU S CAP/ LIM	POST PROJECT NEED 2014-2024
Cherry Hill township	Camden	Southwest	360	21	43	14	342	-3	25	39	78	0	78
Chesilhurst borough	Camden	Southwest	21	0	3	1	3	0	6	2	25	0	25
Clementon borough	Camden	Southwest	12	0	1	1	40	0	4	1	-24	0	-24
Collingswood borough	Camden	Southwest	35	1	4	2	163	-4	8	4	-113	0	-113
Gibbsboro borough	Camden	Southwest	16	1	2	0	7	0	2	2	12	0	12
Gloucester City city	Camden	Southwest	44	1	5	2	71	-2	26	2	0	0	0
Gloucester township	Camden	Southwest	331	3	39	12	227	-5	5	36	126	0	126
Haddon Heights borough	Camden	Southwest	23	1	3	1	54	-1	2	3	-26	0	-26
Haddon township	Camden	Southwest	37	1	4	1	118	-2	6	4	-71	0	-71
Haddonfield borough	Camden	Southwest	51	2	6	1	74	-1	7	6	-12	0	vl -12
Hi-Nella borough	Camden	Southwest	4	0	0	0	12	0	0	0	-7	0	-7
Laurel Springs borough	Camden	Southwest	11	0	1	0	11	0	0	1	0	0	0
Lawnside borough	Camden	Southwest	23	0	3	1	9	0	6	3	21	0	21
Lindenwold borough	Camden	Southwest	56	0	7	5	203	-3	7	139	0	0	0
Magnolia borough	Camden	Southwest	21	0	2	1	34	0	5	2	-6	0	-6
Merchantville borough	Camden	Southwest	7	3	1	0	35	-1	0	1	-23	0	-23
Mount Ephraim borough	Camden	Southwest	24	0	3	1	32	0	5	3	-1	0	vl -1
Oaklyn borough	Camden	Southwest	8	0	1	0	39	-1	0	1	-30	0	-30
Pennsauken township	Camden	Southwest	85	1	10	3	184	-5	15	85	0	0	0
Pine Hill borough	Camden	Southwest	56	0	7	3	59	-1	8	6	9	0	9
Pine Valley borough	Camden	Southwest	8	0	1	0	0	0	1	1	9	5	4
Runnemede borough	Camden	Southwest	37	3	4	1	52	-1	3	4	-7	0	-7
Somerdale borough	Camden	Southwest	38	0	4	2	37	0	2	4	5	0	5
Stratford borough	Camden	Southwest	20	0	2	1	39	0	5	2	-13	0	-13
Tavistock borough	Camden	Southwest	26	0	3	0	0	0	0	3	26	26	0

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTERS 2014-2024	MINUS HOUSEHOLDS WITH ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSN 2014-2024	PLUS DEMOLITN 2014-2024	PLUS URB. AID ADJ.	ADJUSTED PROJECT NEED 2014-2024	MINU S CAP/ LIM	POST PROJECT NEED 2014-2024
Voorhees township	Camden	Southwest	271	0	32	14	168	-2	9	30	125	0	125
Waterford township	Camden	Southwest	82	0	10	2	16	0	7	9	76	0	76
Winslow township	Camden	Southwest	393	22	47	13	93	-2	32	-322	0	0	0
Woodlynne borough	Camden	Southwest	3	0	0	0	14	-1	0	0	-10	0	-10
Clayton borough	Gloucester	Southwest	67	0	11	3	32	-1	8	7	43	0	43
Deptford township	Gloucester	Southwest	342	2	56	12	141	-2	18	37	217	0	217
East Greenwich township	Gloucester	Southwest	210	0	34	6	16	-1	1	23	190	0	190
Elk township	Gloucester	Southwest	41	16	7	1	10	0	2	4	48	0	48
Franklin township	Gloucester	Southwest	114	6	19	2	33	-1	20	12	105	0	105
Glassboro borough	Gloucester	Southwest	106	10	17	5	79	-2	35	12	73	0	73
Greenwich township	Gloucester	Southwest	45	1	7	1	17	0	3	5	32	0	32
Harrison township	Gloucester	Southwest	267	0	43	5	19	0	14	29	252	0	252
Logan township	Gloucester	Southwest	188	0	31	4	9	0	3	21	177	0	177
Mantua township	Gloucester	Southwest	223	1	36	7	44	0	6	24	182	0	182
Monroe township	Gloucester	Southwest	373	3	61	10	70	-2	25	-283	0	0	0
National Park borough	Gloucester	Southwest	9	0	1	0	12	0	2	1	-1	0	-1
Newfield borough	Gloucester	Southwest	7	0	1	0	6	0	0	1	1	0	1
Paulsboro borough	Gloucester	Southwest	11	1	2	1	42	-2	5	1	-23	0	-23
Pitman borough	Gloucester	Southwest	22	0	4	1	59	-2	2	2	-34	0	-34
South Harrison township	Gloucester	Southwest	59	0	10	1	3	0	3	6	57	0	57
Swedesboro borough	Gloucester	Southwest	27	0	4	1	13	-1	1	3	16	0	16
Washington township	Gloucester	Southwest	409	1	67	8	136	-2	12	45	275	0	275
Wenonah borough	Gloucester	Southwest	16	0	3	0	10	0	1	2	6	0	6
West Deptford township	Gloucester	Southwest	238	1	39	13	126	-1	5	26	120	0	120
Westville borough	Gloucester	Southwest	9	1	1	1	32	-1	1	1	-20	0	-20

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTERS 2014-2024	MINUS HOUSEHOLDS WITH ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSN 2014-2024	PLUS DEMOLITN 2014-2024	PLUS URB. AID ADJ.	ADJUSTED PROJECT NEED 2014-2024	MINU S CAP/ LIM	POST PROJECT NEED 2014-2024
Woodbury city	Gloucester	Southwest	72	2	12	4	85	-2	7	9	0	0	0
Woodbury Heights borough	Gloucester	Southwest	19	0	3	0	9	0	0	2	10	0	10
Woolwich township	Gloucester	Southwest	289	0	47	6	13	-1	1	32	268	0	268
		SOUTHWEST TOTAL	10,007	355	1,542	330	5,745	-110	1,084	-166	4,432	32	4,401
Absecon city	Atlantic	S/Southwest	26	0	3	1	29	1	3	12	9	0	9
Atlantic City city	Atlantic	S/Southwest	329	135	38	28	528	43	143	151	178	0	178
Brigantine city	Atlantic	S/Southwest	22	1	3	1	100	18	96	10	10	10	0
Buena borough	Atlantic	S/Southwest	9	1	1	0	21	4	8	4	-4	0	-4
Buena Vista township	Atlantic	S/Southwest	20	1	2	1	17	2	4	9	14	0	14
Corbin City city	Atlantic	S/Southwest	4	0	0	0	1	0	4	2	8	8	0
Egg Harbor City city	Atlantic	S/Southwest	10	0	1	1	26	3	1	5	-13	0	-13
Egg Harbor township	Atlantic	S/Southwest	210	1	24	6	59	7	68	96	290	0	290
Estell Manor city	Atlantic	S/Southwest	7	0	1	0	3	0	2	3	9	0	9
Folsom borough	Atlantic	S/Southwest	8	0	1	0	3	0	2	4	10	0	10
Galloway township	Atlantic	S/Southwest	168	0	19	6	128	8	40	77	135	0	135
Hamilton township	Atlantic	S/Southwest	110	0	13	4	97	5	12	51	62	0	62
Hammononton town	Atlantic	S/Southwest	65	12	8	2	57	8	12	30	49	0	49
Linwood city	Atlantic	S/Southwest	20	1	2	1	21	1	9	9	16	0	16
Longport borough	Atlantic	S/Southwest	7	0	1	0	22	1	25	3	11	11	0
Margate City city	Atlantic	S/Southwest	25	0	3	1	106	9	72	11	-10	0	-10
Mullica township	Atlantic	S/Southwest	14	1	2	1	15	0	8	6	14	0	14
Northfield city	Atlantic	S/Southwest	16	0	2	0	27	1	6	7	0	0	0
Pleasantville city	Atlantic	S/Southwest	38	0	4	2	116	9	25	64	0	0	0
Port Republic city	Atlantic	S/Southwest	5	0	1	0	3	0	1	2	5	0	5
Somers Point city	Atlantic	S/Southwest	24	0	3	1	84	6	8	11	-48	0	-48

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTERS 2014-2024	MINUS HOUSEHOLDS WITH ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSN 2014-2024	PLUS DEMOLITN 2014-2024	PLUS URB. AID ADJ.	ADJUSTED PROJECT NEED 2014-2024	MINU S CAP/ LIM	POST PROJECT NEED 2014-2024
Ventnor City city	Atlantic	S/Southwest	8	2	1	1	132	16	4	4	-130	0	-130
Weymouth township	Atlantic	S/Southwest	9	0	1	0	5	1	2	4	9	0	9
Avalon borough	Cape May	S/Southwest	29	0	6	1	23	8	175	14	182	181	1
Cape May city	Cape May	S/Southwest	8	1	2	1	65	11	15	4	-49	0	vl -49
Cape May Point borough	Cape May	S/Southwest	4	0	1	1	5	0	8	2	8	8	vl 0
Dennis township	Cape May	S/Southwest	23	0	5	0	12	1	8	11	25	0	25
Lower township	Cape May	S/Southwest	41	0	9	1	128	4	47	19	-33	0	-33
Middle township	Cape May	S/Southwest	87	18	19	3	54	7	35	40	104	0	104
North Wildwood city	Cape May	S/Southwest	24	0	5	2	140	29	66	11	-72	0	vl -72
Ocean City city	Cape May	S/Southwest	112	1	24	9	173	54	532	52	455	455	vl 0
Sea Isle City city	Cape May	S/Southwest	46	0	10	2	39	13	207	21	215	215	0
Stone Harbor borough	Cape May	S/Southwest	10	0	2	0	36	7	64	5	34	34	vl 0
Upper township	Cape May	S/Southwest	30	1	6	1	17	1	9	14	30	0	30
West Cape May borough	Cape May	S/Southwest	4	0	1	0	8	1	7	2	2	0	2
West Wildwood borough	Cape May	S/Southwest	3	3	1	0	7	2	10	1	8	8	0
Wildwood city	Cape May	S/Southwest	22	14	5	4	133	31	73	10	-46	0	-46
Wildwood Crest borough	Cape May	S/Southwest	20	0	4	2	76	14	45	9	-19	0	-19
Woodbine borough	Cape May	S/Southwest	6	0	1	0	17	1	2	3	-7	0	-7
Bridgeton city	Cumberland	S/Southwest	29	5	5	1	98	14	37	43	0	0	0
Commercial township	Cumberland	S/Southwest	15	0	2	1	13	1	13	7	19	0	19
Deerfield township	Cumberland	S/Southwest	25	0	4	1	5	0	6	12	35	0	35
Downe township	Cumberland	S/Southwest	5	0	1	0	9	0	6	2	5	0	5
Fairfield township	Cumberland	S/Southwest	14	0	2	1	10	1	8	6	15	0	15
Greenwich township	Cumberland	S/Southwest	4	0	1	0	4	0	1	2	1	0	1
Hopewell township	Cumberland	S/Southwest	22	0	4	0	17	0	2	10	13	0	13

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTERS 2014-2024	MINUS HOUSEHOLDS WITH ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSN 2014-2024	PLUS DEMOLITN 2014-2024	PLUS URB. AID ADJ.	ADJUSTED PROJECT NEED 2014-2024	MINU S CAP/ LIM	POST PROJECT NEED 2014-2024
Lawrence township	Cumberland	S/Southwest	19	0	3	1	9	1	0	9	16	0	16
Maurice River township	Cumberland	S/Southwest	10	0	2	0	13	1	8	4	7	0	7
Millville city	Cumberland	S/Southwest	118	7	20	5	139	13	49	-7	0	0	0
Shiloh borough	Cumberland	S/Southwest	6	0	1	0	3	0	1	3	6	0	6
Stow Creek township	Cumberland	S/Southwest	7	0	1	0	3	0	1	3	6	0	6
Upper Deerfield township	Cumberland	S/Southwest	36	0	6	1	21	3	21	17	45	0	45
Vineland city	Cumberland	S/Southwest	135	31	23	4	230	25	69	39	0	0	0
Alloway township	Salem	S/Southwest	14	0	3	0	8	0	1	7	11	0	11
Carneys Point township	Salem	S/Southwest	29	0	6	1	55	2	9	13	-9	0	-9
Elmer borough	Salem	S/Southwest	4	0	1	0	7	1	0	2	-2	0	-2
Elsinboro township	Salem	S/Southwest	3	0	1	0	5	0	3	2	2	0	2
Lower Alloways Creek township	Salem	S/Southwest	6	0	1	0	5	0	2	3	3	0	3
Mannington township	Salem	S/Southwest	10	0	2	1	5	0	3	4	10	0	10
Oldmans township	Salem	S/Southwest	21	0	4	1	6	1	3	10	23	0	23
Penns Grove borough	Salem	S/Southwest	1	0	0	0	42	4	1	44	0	0	0
Pennsville township	Salem	S/Southwest	23	0	4	1	68	4	9	10	-34	0	-34
Pilesgrove township	Salem	S/Southwest	23	0	4	1	10	1	8	11	28	0	28
Pittsgrove township	Salem	S/Southwest	28	0	5	1	13	0	9	13	32	0	32
Quinton township	Salem	S/Southwest	9	0	2	0	9	0	2	4	4	0	4
Salem city	Salem	S/Southwest	11	10	2	1	53	5	25	12	0	0	0
Upper Pittsgrove township	Salem	S/Southwest	13	0	3	0	6	0	10	6	21	0	21
Woodstown borough	Salem	S/Southwest	18	1	3	1	21	2	5	8	5	0	5
		S/SOUTHWEST TOTAL	2,283	250	352	108	3,419	405	2,169	1,089	1,722	930	792
		STATE TOTAL	62,582	4,406	8,155	2,268	24,925	6,790	9,974	0	39,361	8,728	30,633

Appendix D

COUNCIL ON AFFORDABLE HOUSING (COAH)

UNANSWERED PRIOR OBLIGATION

1987-1999 Prior Obligation

1999-2014 Prior Obligation

Secondary Sources

Reaching Unanswered Prior Obligation (1999-2014)

Vacant Land Adjustment

Unanswered Prior Obligation

20% Cap/1,000 Unit Cap Losses

Buildable Limit

Prepared by:

Rutgers University

Center for Urban Policy Research

The Edward J. Bloustein School of Planning and Public Policy

33 Livingston Avenue

New Brunswick, NJ 08901

Principal Consultants

Robert W. Burchell, Ph.D.

William Dolphin, M.A.

Jinwoo Kwon, M.R.P.

April 27, 2014

1987-1999 Prior Obligation

Prior Obligation Need numbers were reviewed, based on the latest data available for projecting Prospective Need as well as Secondary Sources of Supply. COAH has recognized municipalities' 1987 to 1999 affordable housing obligations, amounting to 77,533²⁰. These are the numbers under which municipalities received substantive certification for their second round new construction obligations (Prior Obligation). This number (77,533) is larger than a number of 69,157 which is the original need (94,478) for Rounds 1 and 2 reduced by recalculated filtering and conversion for this period prepared in this report. This report uses the larger of the two numbers or 77,533.

1999-2014 Unanswered Prior Obligation

The calculation of Unanswered Prior Obligation for the above period involves projections for the years 1999 to 2014, secondary sources for the same period, and the reallocation of Urban Aid municipalities' need. The projection for the period shows an increase in population of 540,181; households of 209,139; and low- and moderate-income households of 84,657. To low- and moderate-income households are added figures for those living in emergency shelters; people with assets are subtracted from the numbers; and non-seasonal, non-other vacancy in the housing sector is added to those numbers. The 1999-2014 Prior Need Obligation is 41,829.

COAH Region		1987-1999 Prior Need	1999-2014 Prior Need
1	Northeast	9,698	3,477
2	Northwest	6,486	3,487
3	West Central	13,219	10,366
4	East Central	26,738	15,904
5	Southwest	13,588	6,526
6	South-Southwest	7,804	2,069
Total		77,533 ²¹	41,829

Secondary Sources

Demolitions

Demolition data by municipality is available from the New Jersey *Construction Reporter* for the years 2000 through 2009 (10 years). Statewide demolition totals from 2000 through 2009 amount to about 10,000 affecting low- and moderate-income households. This is explained as follows. There were approximately 51,151 demolitions for this period, 19.5 percent of which (or 9,974) impacted low and moderate income housing. The above is for a period of 10 years; a period of 15 years would entail about 1.5 times that amount, or 14,962 units.

Year	Demolitions	Year	Demolitions
2000	4,282	2005	6,862
2001	4,369	2006	6,432
2002	5,157	2007	4,972
2003	4,953	2008	4,426
2004	6,682	2009	3,016

COAH Region		Demolitions (1999-2014)
1	Northeast	3,066
2	Northwest	3,141
3	West Central	962
4	East Central	2,914
5	Southwest	1,626
6	South-Southwest	3,253
Total		14,962

Filtering

As indicated in the Fair Share analysis, Econsult reviewed comprehensive property-level data on all paired home transactions in New Jersey from 1989-2006 to identify “filtered” housing units – those that experienced a significant price change and whose occupant experienced a significant income change. Researchers at Econsult focused on units starting or ending at values affordable to low and moderate income households.

According to Econsult’s analysis, 47,358 units filtered down to households of lower incomes between 1999 and 2018. For the period 1999 through 2014, 77 percent of the 1999 to 2018 filtering (15÷19.5) has occurred. Thus, it is calculated that 36,429 units filtered down to low- and moderate-income households between 1999 and 2014. Filtering is sent to the region and allocated to the municipal level.

COAH Region		Filtering (1999-2014)
1	Northeast	10,428
2	Northwest	9,738
3	West Central	396
4	East Central	2,473
5	Southwest	8,397
6	South-Southwest	4,997
Total		36,429

Filtering is taken to the local level by the municipality’s share of the region’s multifamily units (5+) and the region’s older housing (units build prior to 1960).

Residential Conversions

This methodology replicated the technique used in the previously released Third Round Substantive Rules, using the following steps to quantify residential conversions:

- *Change in total units* was derived by subtracting the number of housing units reported by the *U.S. Census* in 2000 from the number of housing units reported by the *U.S. Census* in 2010. This amounted to 243,294 units.
- *Certificates of Occupancy* numbers are available at the municipal level from the New Jersey *Construction Reporter* for 2000 through 2009. These amounted to 259,624 units.
- *Demolition* data was collected at the municipal level from the New Jersey *Construction Reporter*, also for the years from 2000 through 2009. These amounted to about 51,151 units.

Each of these numbers was subtracted or added and multiplied by 1.5 to account for the 15 year period, 1999 to 2014. The calculation was as follows: $243,294 - 259,624 + 51,151 = 34,821 \times 1.5 = 52,232$. Thus, residential conversions amounted to 52,232 for the period 1999-2014; about 20 percent of these (19.5%) or 10,185 affected low- and moderate-income households. Conversions are taken to the regional level and distributed to municipalities based on their share of 2-4 family units of the region.

COAH Region		Residential Conversions (1999-2014)
1	Northeast	6,405
2	Northwest	1,309
3	West Central	1,271
4	East Central	757
5	Southwest	-164
6	South-Southwest	608
Total		10,185

Reaching a Prior Obligation (1999-2014)

The Unanswered Prior Obligation in is equal to the low and moderate income projection for the period net of additional populations (plus vacancy, plus group quarters, minus households with assets); *minus* filtering/residential conversions, *plus* demolitions; and *minus* the vacant land adjustment. This is shown below.

Total Need	+	Vacancies	+	Group Quarters	-	Households with Assets	-	Filtering	-
84,657	+	3,009	+	1,888	-	11,712	-	36,429	-
Conversions	+	Demolitions	-	Vacant Land Adjustment*	=	Total			
10,185	+	14,962	-	4,361	=	41,829			

*This is the vacant land adjustment for 1987-1999.

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

COAH Region		Prior Obligation (1999-2014)	Unanswered Prior Obligation (1987-2014)
1	Northeast	3,477	-6,374
2	Northwest	3,487	-11,541
3	West Central	10,366	8,372
4	East Central	15,904	24,626
5	Southwest	6,526	3,156
6	South-Southwest	2,069	3,319
Total		41,829	21,558

The Prior Obligation is 41,829 for the period 1999-2014.

Unanswered Prior Obligation 1987-1999, 1999-2014

The Prior Round Obligation for the periods 1987-1999 and 1999-2014 are as follows:

		Prior Obligation		
		1987-1999	1999-2014	Total
Net Demand		77,533	41,829	119,362
(Minus secondary sources)				
	New Construction	Public-Subsidized	Vacant Land Adjustment	Total
Supply	-64,031	-27,744	-6,029 ²²	97,804
	Unanswered Prior Obligation			21,558
	2014-2024	2024-2034	2014-2034	
Unanswered Prior Obligation	10,779	10,779	21,558 ²³	

The Net Prior Obligation is to be delivered one-half from 2014 to 2024, and one-half from 2024 to 2034.

Vacant Land Adjustment

There is a vacant land adjustment that applies to Prior Obligation. Prior Obligation for the 1999 to 2014 period is reduced to zero if a community has a vacant land adjustment outstanding for a prior period. If professionals ruled that no land exists after building prior affordable housing, this location does not directly have to provide housing on site in the future. For the period 1999 to 2014 this amounts to 6,029 units.

20%/ 1,000 Unit Cap and Buildable Limit Losses

20%/1,000 Unit Cap and Buildable Limit losses are included in this analysis after the Fair Share equivalents are calculated. The results both reflect aspects of unfulfilled demand but are tabulated separately. Buildable limit losses follow the procedures discussed under the Fair Share calculation and the results are found below.

20%/1,000 Unit Cap and Buildable Limit losses do not take place in the Unanswered Prior Obligation analysis because the overall period extends for two, six year periods and one, 15 year period. The caps would be the multiple of a single period's caps and no municipality would likely get a reduction for the overall period.

Buildable Limit Losses have more of an effect on Prior Obligation than they do on Fair Share. This is because much of the land in specific communities has been expended delivering the current Fair Share obligation. In multiple places land has been exhausted. This is the most severe loss of affordable housing development capacity of any phase of the affordable housing response.

COAH Region		1000/20% Unit Cap Losses on Prior Obligation	Buildable Limit Losses on Prior Obligation
1	Northeast	0	-4,315
2	Northwest	0	-1,366
3	West Central	0	-2,436
4	East Central	0	-17,800
5	Southwest	0	-714
6	South-Southwest	0	-2,141
Total		0	(-)28,772

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

Prior Obligation (1987-2014) by Region, County, Municipality, State Total

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Allendale borough	Bergen	Northeast	108	30	27	0	0		111	0
Alpine borough	Bergen	Northeast	165	0	139	0	0	75	-49	0
Bergenfield borough	Bergen	Northeast	68	-55	0	0	0		13	13
Bogota borough	Bergen	Northeast	9	-20	23	0	0		-34	0
Carlstadt borough	Bergen	Northeast	186	-22	0	0	0		164	12
Cliffside Park borough	Bergen	Northeast	50	-67	0	0	0		-17	0
Closter borough	Bergen	Northeast	90	0	78	0	0	49	-37	0
Cresskill borough	Bergen	Northeast	56	64	27	0	0		93	0
Demarest borough	Bergen	Northeast	53	0	25	0	0	42	-14	0
Dumont borough	Bergen	Northeast	25	-26	197	40	0		-238	0
East Rutherford borough	Bergen	Northeast	70	0	0	0	0		70	33
Edgewater borough	Bergen	Northeast	21	208	113	0	0		116	0
Elmwood Park borough	Bergen	Northeast	42	-109	0	0	0		-67	0
Emerson borough	Bergen	Northeast	61	0	20	0	0	54	-13	0
Englewood city	Bergen	Northeast	119	132	92	0	0		159	9
Englewood Cliffs borough	Bergen	Northeast	179	218	0	0	0		397	0
Fair Lawn borough	Bergen	Northeast	123	0	88	0	0	100	-65	0
Fairview borough	Bergen	Northeast	20	-14	146	0	0		-140	0
Fort Lee borough	Bergen	Northeast	152	-49	110	0	0		-7	0
Franklin Lakes borough	Bergen	Northeast	285	0	109	0	0	249	-73	0
Garfield city	Bergen	Northeast	0	0	0	36	0		-36	0
Glen Rock borough	Bergen	Northeast	95	0	15	0	0	118	-38	0
Hackensack city	Bergen	Northeast	169	0	564	0	0		-395	0

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Harrington Park borough	Bergen	Northeast	45	0	8	0	0	49	-12	0
Hasbrouck Heights borough	Bergen	Northeast	47	2	31	0	0		18	4
Haworth borough	Bergen	Northeast	51	0	12	0	0	53	-14	0
Hillsdale borough	Bergen	Northeast	89	35	126	0	0		-2	0
Ho-Ho-Kus borough	Bergen	Northeast	64	0	0	0	0	83	-19	0
Leonia borough	Bergen	Northeast	22	33	13	0	0	21	21	0
Little Ferry borough	Bergen	Northeast	20	-14	4	0	0		2	2
Lodi borough	Bergen	Northeast	0	0	0	0	0		0	0
Lyndhurst township	Bergen	Northeast	77	-110	116	0	0		-149	0
Mahwah township	Bergen	Northeast	261	185	683	0	0		-237	0
Maywood borough	Bergen	Northeast	28	1	136	0	0		-107	0
Midland Park borough	Bergen	Northeast	43	12	64	0	0	41	-50	0
Montvale borough	Bergen	Northeast	205	0	188	0	0	67	-50	0
Moonachie borough	Bergen	Northeast	77	21	0	0	0		98	0
New Milford borough	Bergen	Northeast	17	-43	9	0	0		-35	0
North Arlington borough	Bergen	Northeast	14	-105	6	0	0		-97	0
Northvale borough	Bergen	Northeast	72	0	10	0	0	86	-24	0
Norwood borough	Bergen	Northeast	93	0	52	0	0	71	-30	0
Oakland borough	Bergen	Northeast	177	78	12	0	0		243	0
Old Tappan borough	Bergen	Northeast	79	94	60	0	0		113	0
Oradell borough	Bergen	Northeast	71	30	0	0	0		101	0
Palisades Park borough	Bergen	Northeast	15	122	0	0	0		137	0
Paramus borough	Bergen	Northeast	568	0	260	0	0	438	-130	0
Park Ridge borough	Bergen	Northeast	90	0	69	0	0	43	-22	0
Ramsey borough	Bergen	Northeast	156	107	224	0	0		39	0

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Ridgefield borough	Bergen	Northeast	35	0	0	0	0	47	-12	0
Ridgefield Park village	Bergen	Northeast	17	-69	53	0	0		-105	0
Ridgewood village	Bergen	Northeast	185	0	151	0	0	92	-58	0
River Edge borough	Bergen	Northeast	58	-3	0	0	0		55	18
River Vale township	Bergen	Northeast	96	72	53	0	0		115	0
Rochelle Park township	Bergen	Northeast	52	-5	7	0	0		40	3
Rockleigh borough	Bergen	Northeast	65	21	16	0	0		70	0
Rutherford borough	Bergen	Northeast	83	-55	67	0	0		-39	0
Saddle Brook township	Bergen	Northeast	100	0	124	0	0	4	-28	0
Saddle River borough	Bergen	Northeast	128	82	94	0	0		116	0
South Hackensack township	Bergen	Northeast	39	0	1	0	0	49	-11	0
Teaneck township	Bergen	Northeast	151	-23	262	0	0		-134	0
Tenafly borough	Bergen	Northeast	128	117	43	0	0		202	0
Teterboro borough	Bergen	Northeast	95	0	104	0	0	2	-11	0
Upper Saddle River borough	Bergen	Northeast	166	0	107	0	0	99	-40	0
Waldwick borough	Bergen	Northeast	65	0	32	0	0	49	-16	0
Wallington borough	Bergen	Northeast	20	-84	0	0	0		-64	0
Washington township	Bergen	Northeast	68	0	24	0	0	61	-17	0
Westwood borough	Bergen	Northeast	69	-18	195	0	0	79	-223	0
Woodcliff Lake borough	Bergen	Northeast	137	0	82	0	0	88	-33	0
Wood-Ridge borough	Bergen	Northeast	28	134	23	0	0		139	139
Wyckoff township	Bergen	Northeast	176	130	102	0	0		204	0
Bayonne city	Hudson	Northeast	0	0	369	0	299		-668	0
East Newark borough	Hudson	Northeast	2	-16	0	0	0		-14	0
Guttenberg town	Hudson	Northeast	33	-54	0	0	0		-21	0

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Harrison town	Hudson	Northeast	21	0	0	0	0		21	0
Hoboken city	Hudson	Northeast	0	0	70	0	362		-432	0
Jersey City city	Hudson	Northeast	0	0	318	1,004	1,822		-3,144	0
Kearny town	Hudson	Northeast	139	0	238	0	0		-99	0
North Bergen township	Hudson	Northeast	0	0	0	104	104		-208	0
Secaucus town	Hudson	Northeast	478	268	192	0	0		554	0
Union City city	Hudson	Northeast	0	0	210	183	192		-585	0
Weehawken township	Hudson	Northeast	0	0	233	0	20		-253	0
West New York town	Hudson	Northeast	0	0	215	0	506		-721	0
Bloomington borough	Passaic	Northeast	129	-4	0	0	0		125	20
Clifton city	Passaic	Northeast	13	0	573	0	477		-1,037	0
Haledon borough	Passaic	Northeast	4	-21	0	0	0		-17	0
Hawthorne borough	Passaic	Northeast	44	-40	20	0	0		-16	0
Little Falls township	Passaic	Northeast	82	0	10	0	0	91	-19	0
North Haledon borough	Passaic	Northeast	72	71	60	0	0		83	22
Passaic city	Passaic	Northeast	0	0	14	2	100		-116	0
Paterson city	Passaic	Northeast	0	0	545	438	684		-1,667	0
Pompton Lakes borough	Passaic	Northeast	79	17	145	0	0		-49	0
Prospect Park borough	Passaic	Northeast	1	9	5	0	0		5	5
Ringwood borough	Passaic	Northeast	39	61	26	0	0		74	0
Totowa borough	Passaic	Northeast	195	0	82	0	0	165	-52	0
Wanaque borough	Passaic	Northeast	251	0	275	0	0	57	-81	0
Wayne township	Passaic	Northeast	926	0	893	0	0	265	-232	0
West Milford township	Passaic	Northeast	79	132	112	0	0		99	0
Woodland Park borough	Passaic	Northeast	96	7	4	0	0		99	0

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Andover borough	Sussex	Northeast	5	76	0	0	0		81	81
Andover township	Sussex	Northeast	47	166	4	0	0		209	209
Branchville borough	Sussex	Northeast	10	8	5	0	0		13	13
Byram township	Sussex	Northeast	25	48	0	0	0		73	0
Frankford township	Sussex	Northeast	29	165	46	0	0		148	148
Franklin borough	Sussex	Northeast	6	33	82	0	0		-43	0
Fredon township	Sussex	Northeast	24	85	19	0	0		90	90
Green township	Sussex	Northeast	15	53	3	0	0		65	0
Hamburg borough	Sussex	Northeast	11	23	4	0	0		30	0
Hampton township	Sussex	Northeast	37	58	9	0	0		86	0
Hardyston township	Sussex	Northeast	13	223	18	0	0		218	137
Hopatcong borough	Sussex	Northeast	79	34	8	0	0		105	82
Lafayette township	Sussex	Northeast	21	81	10	0	0		92	92
Montague township	Sussex	Northeast	7	82	4	0	0		85	85
Newton town	Sussex	Northeast	27	61	29	0	0		59	59
Ogdensburg borough	Sussex	Northeast	9	3	0	0	0		12	1
Sandyston township	Sussex	Northeast	10	32	0	0	0		42	42
Sparta township	Sussex	Northeast	59	278	116	0	0		221	0
Stanhope borough	Sussex	Northeast	11	10	12	0	0		9	9
Stillwater township	Sussex	Northeast	11	69	1	0	0		79	79
Sussex borough	Sussex	Northeast	0	5	0	11	0		-6	0
Vernon township	Sussex	Northeast	44	192	3	0	0		233	120
Walpack township	Sussex	Northeast	0	0	0	0	0		0	0
Wantage township	Sussex	Northeast	27	226	0	0	0		253	253
		NORTHEAST TOTAL	9,698	3,477	10,378	1,818	4,566	2,787	-6,374	N/A

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Belleville township	Essex	Northwest	0	0	23	0	107		-130	0
Bloomfield township	Essex	Northwest	0	0	125	0	88		-213	0
Caldwell borough	Essex	Northwest	19	-22	0	0	0		-3	0
Cedar Grove township	Essex	Northwest	48	58	188	0	0		-82	0
City of Orange township	Essex	Northwest	0	0	466	31	986		-1,483	0
East Orange city	Essex	Northwest	0	0	42	525	261		-828	0
Essex Fells borough	Essex	Northwest	21	0	-6	0	0	27	0	0
Fairfield township	Essex	Northwest	212	0	91	0	0	227	-106	0
Glen Ridge borough	Essex	Northwest	20	12	0	0	0		32	0
Irvington township	Essex	Northwest	0	0	14	49	18		-81	0
Livingston township	Essex	Northwest	259	0	193	0	0	182	-116	0
Maplewood township	Essex	Northwest	50	-55	147	0	0		-152	0
Millburn township	Essex	Northwest	179	103	0	0	0		282	282
Montclair township	Essex	Northwest	2	0	460	0	48		-506	0
Newark city	Essex	Northwest	0	0	1,017	1,432	2,951		-5,400	0
North Caldwell borough	Essex	Northwest	37	27	0	0	0		64	46
Nutley township	Essex	Northwest	63	-43	224	0	0		-204	0
Roseland borough	Essex	Northwest	121	0	162	0	0	20	-61	0
South Orange Village township	Essex	Northwest	64	22	83	0	0		3	3
Verona township	Essex	Northwest	37	-40	159	0	0		-162	0
West Caldwell township	Essex	Northwest	133	84	18	0	0		199	199
West Orange township	Essex	Northwest	179	37	252	10	63		-109	0
Boonton town	Morris	Northwest	16	-4	44	0	0		-32	0
Boonton township	Morris	Northwest	11	42	44	0	0		9	0
Butler borough	Morris	Northwest	10	23	95	0	0		-62	0

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Chatham borough	Morris	Northwest	53	0	23	0	0	53	-23	0
Chatham township	Morris	Northwest	52	74	81	0	0		45	45
Chester borough	Morris	Northwest	5	21	28	0	0		-2	0
Chester township	Morris	Northwest	12	58	32	0	0		38	0
Denville township	Morris	Northwest	191	74	137	0	0		128	0
Dover town	Morris	Northwest	22	-35	100	0	0		-113	0
East Hanover township	Morris	Northwest	159	188	74	0	0		273	273
Florham Park borough	Morris	Northwest	205	224	294	0	0		135	135
Hanover township	Morris	Northwest	208	136	328	0	0		16	0
Harding township	Morris	Northwest	58	46	29	0	0		75	55
Jefferson township	Morris	Northwest	47	114	84	0	0		77	0
Kinnelon borough	Morris	Northwest	39	39	54	0	0		24	0
Lincoln Park borough	Morris	Northwest	43	-1	155	0	0		-113	0
Long Hill township	Morris	Northwest	50	39	81	0	0		8	8
Madison borough	Morris	Northwest	66	67	163	0	0		-30	0
Mendham borough	Morris	Northwest	8	37	37	0	0		8	3
Mendham township	Morris	Northwest	20	34	38	0	0		16	0
Mine Hill township	Morris	Northwest	32	10	0	0	0		42	42
Montville township	Morris	Northwest	161	88	407	0	0		-158	0
Morris Plains borough	Morris	Northwest	108	43	18	0	0		133	0
Morris township	Morris	Northwest	163	81	377	0	0		-133	0
Morristown town	Morris	Northwest	225	-23	106	0	0		96	28
Mount Arlington borough	Morris	Northwest	11	46	18	0	0		39	0
Mount Olive township	Morris	Northwest	61	51	253	0	0		-141	0
Mountain Lakes borough	Morris	Northwest	42	0	18	0	0	62	-38	0

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Netcong borough	Morris	Northwest	3	-14	0	0	0		-11	0
Parsippany-Troy Hills township	Morris	Northwest	439	116	503	0	0		52	0
Pequannock township	Morris	Northwest	84	48	231	0	0		-99	0
Randolph township	Morris	Northwest	158	97	296	0	0		-41	0
Riverdale borough	Morris	Northwest	28	58	18	0	0		68	0
Rockaway borough	Morris	Northwest	30	0	0	0	0	44	-14	0
Rockaway township	Morris	Northwest	245	128	123	0	0		250	0
Roxbury township	Morris	Northwest	161	115	253	0	0		23	0
Victory Gardens borough	Morris	Northwest	2	-8	0	0	0		-6	0
Washington township	Morris	Northwest	42	54	154	0	10		-68	0
Wharton borough	Morris	Northwest	24	4	121	0	0		-93	0
Berkeley Heights township	Union	Northwest	108	104	92	0	0		120	120
Clark township	Union	Northwest	63	12	9	0	0		66	66
Cranford township	Union	Northwest	122	-32	112	0	0		-22	0
Elizabeth city	Union	Northwest	0	0	997	561	795		-2,353	0
Fanwood borough	Union	Northwest	31	0	21	0	0	37	-27	0
Garwood borough	Union	Northwest	17	7	3	0	0		21	0
Hillside township	Union	Northwest	0	0	0	20	0		-20	0
Kenilworth borough	Union	Northwest	53	75	0	0	0		128	103
Linden city	Union	Northwest	127	231	139	0	0		219	219
Mountainside borough	Union	Northwest	74	21	0	0	0		95	0
New Providence borough	Union	Northwest	105	19	87	0	0	80	-43	0
Plainfield city	Union	Northwest	0	0	250	19	228		-497	0
Rahway city	Union	Northwest	80	0	125	0	300		-345	0
Roselle borough	Union	Northwest	0	0	0	4	92		-96	0

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Roselle Park borough	Union	Northwest	16	-70	4	0	0		-58	0
Scotch Plains township	Union	Northwest	119	45	83	0	0		81	69
Springfield township	Union	Northwest	96	12	72	0	0		36	36
Summit city	Union	Northwest	134	12	149	0	0		-3	0
Union township	Union	Northwest	177	-62	441	0	0		-326	0
Westfield town	Union	Northwest	108	146	147	0	0		107	0
Winfield township	Union	Northwest	1	17	0	0	0		18	18
Allamuchy township	Warren	Northwest	5	29	23	0	0		11	11
Alpha borough	Warren	Northwest	11	-3	14	0	0		-6	0
Belvidere town	Warren	Northwest	0	-5	55	0	0		-60	0
Blairstown township	Warren	Northwest	4	43	11	0	0		36	36
Franklin township	Warren	Northwest	6	27	8	0	0		25	0
Frelinghuysen township	Warren	Northwest	2	31	20	0	0		13	13
Greenwich township	Warren	Northwest	35	95	70	0	0		60	56
Hackettstown town	Warren	Northwest	66	51	152	0	0		-35	0
Hardwick township	Warren	Northwest	2	31	19	0	0		14	14
Harmony township	Warren	Northwest	28	28	27	0	0		29	29
Hope township	Warren	Northwest	2	32	0	0	0		34	34
Independence township	Warren	Northwest	8	21	40	0	0		-11	0
Knowlton township	Warren	Northwest	10	41	11	0	0		40	40
Liberty township	Warren	Northwest	2	21	12	0	0		11	0
Lopatcong township	Warren	Northwest	30	92	72	0	0		50	0
Mansfield township	Warren	Northwest	12	17	38	0	0		-9	0
Oxford township	Warren	Northwest	0	11	37	0	0		-26	0
Phillipsburg town	Warren	Northwest	0	0	52	0	10		-62	0

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Pohatcong township	Warren	Northwest	37	20	24	0	0		33	33
Washington borough	Warren	Northwest	11	-13	82	0	0		-84	0
Washington township	Warren	Northwest	39	56	43	0	0		52	52
White township	Warren	Northwest	7	67	158	0	0		-84	0
		NORTHWEST TOTAL	6,486	3,487	12,174	2,651	5,957	732	-11,541	N/A
Alexandria township	Hunterdon	West Central	22	63	6	0	0		79	79
Bethlehem township	Hunterdon	West Central	42	43	0	0	0		85	1
Bloomsbury borough	Hunterdon	West Central	18	9	0	0	0		27	0
Califon borough	Hunterdon	West Central	21	17	0	0	0		38	0
Clinton town	Hunterdon	West Central	52	14	48	0	0		18	8
Clinton township	Hunterdon	West Central	335	176	43	0	0		468	65
Delaware township	Hunterdon	West Central	23	42	17	0	0		48	48
East Amwell township	Hunterdon	West Central	41	36	22	0	0		55	55
Flemington borough	Hunterdon	West Central	45	0	71	0	0	34	-60	0
Franklin township	Hunterdon	West Central	35	46	11	0	0		70	70
Frenchtown borough	Hunterdon	West Central	2	8	3	0	0		7	7
Glen Gardner borough	Hunterdon	West Central	7	7	17	0	0		-3	0
Hampton borough	Hunterdon	West Central	2	12	0	48	0		-34	0
High Bridge borough	Hunterdon	West Central	27	13	5	0	0		35	0
Holland township	Hunterdon	West Central	16	40	7	0	0		49	49
Kingwood township	Hunterdon	West Central	20	48	9	0	0		59	59
Lambertville city	Hunterdon	West Central	0	37	101	0	0		-64	0
Lebanon borough	Hunterdon	West Central	35	64	4	0	0		95	0
Lebanon township	Hunterdon	West Central	27	44	10	0	0		61	0
Milford borough	Hunterdon	West Central	5	10	6	0	0		9	9

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Raritan township	Hunterdon	West Central	362	516	197	0	0		681	681
Readington township	Hunterdon	West Central	394	178	209	0	0		363	363
Stockton borough	Hunterdon	West Central	6	7	0	0	0		13	0
Tewksbury township	Hunterdon	West Central	123	87	52	0	0		158	158
Union township	Hunterdon	West Central	78	52	11	0	0		119	0
West Amwell township	Hunterdon	West Central	17	51	17	0	0		51	31
Carteret borough	Middlesex	West Central	0	0	72	0	0		-72	0
Cranbury township	Middlesex	West Central	223	449	107	0	0		565	565
Dunellen borough	Middlesex	West Central	4	13	0	0	0		17	17
East Brunswick township	Middlesex	West Central	658	243	781	0	0		120	120
Edison township	Middlesex	West Central	964	701	1,049	0	0		616	616
Helmetta borough	Middlesex	West Central	26	23	13	0	0		36	19
Highland Park borough	Middlesex	West Central	27	5	75	0	0		-43	0
Jamesburg borough	Middlesex	West Central	7	13	63	0	0		-43	0
Metuchen borough	Middlesex	West Central	100	120	167	0	0	79	-26	0
Middlesex borough	Middlesex	West Central	105	41	100	0	0		46	39
Milltown borough	Middlesex	West Central	65	11	0	0	0		76	65
Monroe township	Middlesex	West Central	558	942	154	0	0		1,346	1,346
New Brunswick city	Middlesex	West Central	0	0	841	0	297		-1,138	0
North Brunswick township	Middlesex	West Central	398	343	595	0	0		146	146
Old Bridge township	Middlesex	West Central	444	661	544	0	260		301	301
Perth Amboy city	Middlesex	West Central	0	0	782	62	423		-1,267	0
Piscataway township	Middlesex	West Central	747	250	538	0	0		459	459
Plainsboro township	Middlesex	West Central	208	260	270	0	0		198	198
Sayreville borough	Middlesex	West Central	264	253	400	0	0		117	117

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
South Amboy city	Middlesex	West Central	17	50	72	0	0		-5	0
South Brunswick township	Middlesex	West Central	868	965	676	0	0		1,157	1,157
South Plainfield borough	Middlesex	West Central	389	225	203	0	0		411	411
South River borough	Middlesex	West Central	20	29	0	74	0		-25	0
Spotswood borough	Middlesex	West Central	49	41	0	0	0		90	78
Woodbridge township	Middlesex	West Central	553	0	228	0	238		87	87
Bedminster township	Somerset	West Central	157	81	694	0	0		-456	0
Bernards township	Somerset	West Central	508	273	338	0	0		443	0
Bernardsville borough	Somerset	West Central	127	91	45	0	0		173	0
Bound Brook borough	Somerset	West Central	4	-13	17	0	0		-26	0
Branchburg township	Somerset	West Central	302	295	139	0	0		458	458
Bridgewater township	Somerset	West Central	736	324	1,204	0	0		-144	0
Far Hills borough	Somerset	West Central	37	18	31	0	0		24	24
Franklin township	Somerset	West Central	783	874	1,306	0	94		257	257
Green Brook township	Somerset	West Central	155	107	124	0	0		138	0
Hillsborough township	Somerset	West Central	461	279	181	0	0		559	559
Manville borough	Somerset	West Central	2	7	6	0	0		3	0
Millstone borough	Somerset	West Central	22	10	0	0	0		32	26
Montgomery township	Somerset	West Central	319	399	342	0	0		376	376
North Plainfield borough	Somerset	West Central	35	-28	37	0	0		-30	0
Peapack and Gladstone borough	Somerset	West Central	84	34	29	0	0		89	79
Raritan borough	Somerset	West Central	82	24	48	0	0	57	1	1
Rocky Hill borough	Somerset	West Central	25	11	10	0	0		26	20
Somerville borough	Somerset	West Central	170	51	0	0	0		221	23
South Bound Brook borough	Somerset	West Central	4	30	12	0	0		22	0

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Warren township	Somerset	West Central	544	240	182	0	0		602	120
Watchung borough	Somerset	West Central	213	0	169	0	0	37	7	7
		WEST CENTRAL TOTAL	13,219	10,366	13,510	184	1,312	207	8,372	N/A
East Windsor township	Mercer	East Central	345	427	267	0	0		505	505
Ewing township	Mercer	East Central	511	257	270	0	0	234	264	264
Hamilton township	Mercer	East Central	705	662	718	0	48		601	601
Hightstown borough	Mercer	East Central	47	33	13	0	0		67	0
Hopewell borough	Mercer	East Central	32	0	19	0	0	10	3	0
Hopewell township	Mercer	East Central	565	726	301	0	0		990	990
Lawrence township	Mercer	East Central	944	381	976	0	63		286	286
Pennington borough	Mercer	East Central	58	0	20	0	0	32	6	0
Princeton	Mercer	East Central	649	76	554	0	0	223	-52	0
Robbinsville township	Mercer	East Central	289	524	255	0	0		558	0
Trenton city	Mercer	East Central	0	0	906	1,063	773		-2,742	0
West Windsor township	Mercer	East Central	951	583	594	0	0		940	940
Aberdeen township	Monmouth	East Central	281	165	18	0	0		428	0
Allenhurst borough	Monmouth	East Central	53	15	0	0	0		68	0
Allentown borough	Monmouth	East Central	31	17	0	0	0		48	0
Asbury Park city	Monmouth	East Central	0	0	3	51	25		-79	0
Atlantic Highlands borough	Monmouth	East Central	87	17	57	0	0		47	0
Avon-by-the-Sea borough	Monmouth	East Central	20	0	21	0	0	10	-11	0
Belmar borough	Monmouth	East Central	62	43	0	0	0		105	0
Bradley Beach borough	Monmouth	East Central	28	18	0	0	0		46	7
Brielle borough	Monmouth	East Central	167	73	0	0	0		240	0
Colts Neck township	Monmouth	East Central	217	119	88	0	0		248	0

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Deal borough	Monmouth	East Central	56	27	0	0	0		83	0
Eatontown borough	Monmouth	East Central	503	162	453	0	100		112	0
Englishtown borough	Monmouth	East Central	69	21	24	0	0		66	0
Fair Haven borough	Monmouth	East Central	141	62	0	0	0		203	0
Farmingdale borough	Monmouth	East Central	19	6	15	0	0		10	0
Freehold borough	Monmouth	East Central	192	71	201	0	0		62	0
Freehold township	Monmouth	East Central	1,036	381	546	0	0		871	309
Hazlet township	Monmouth	East Central	423	82	0	0	0		505	0
Highlands borough	Monmouth	East Central	29	9	0	0	0		38	0
Holmdel township	Monmouth	East Central	772	220	307	0	0		685	0
Howell township	Monmouth	East Central	955	404	411	0	0		948	362
Interlaken borough	Monmouth	East Central	43	21	0	0	0		64	0
Keansburg borough	Monmouth	East Central	0	10	0	33	0		-23	0
Keyport borough	Monmouth	East Central	14	5	0	0	0		19	9
Lake Como borough	Monmouth	East Central	32	29	0	2	0		59	0
Little Silver borough	Monmouth	East Central	207	64	0	0	0		271	0
Loch Arbour village	Monmouth	East Central	33	43	0	0	0		76	76
Long Branch city	Monmouth	East Central	0	0	252	117	516		-885	0
Manalapan township	Monmouth	East Central	706	499	340	0	0		865	0
Manasquan borough	Monmouth	East Central	153	0	0	0	0	149	4	4
Marlboro township	Monmouth	East Central	1,019	510	207	0	0		1,322	0
Matawan borough	Monmouth	East Central	144	52	0	0	0		196	53
Middletown township	Monmouth	East Central	864	370	453	0	0		781	0
Millstone township	Monmouth	East Central	81	137	24	0	0		194	0
Monmouth Beach borough	Monmouth	East Central	73	36	0	0	0		109	80

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Neptune City borough	Monmouth	East Central	33	0	0	0	0		33	13
Neptune township	Monmouth	East Central	0	194	398	0	144		-348	0
Ocean township	Monmouth	East Central	892	365	0	96	0		1,161	0
Oceanport borough	Monmouth	East Central	157	36	112	0	0		81	2
Red Bank borough	Monmouth	East Central	436	0	0	0	36	428	-28	0
Roosevelt borough	Monmouth	East Central	29	13	20	0	0		22	0
Rumson borough	Monmouth	East Central	268	146	0	0	0		414	0
Sea Bright borough	Monmouth	East Central	38	20	0	0	0		58	0
Sea Girt borough	Monmouth	East Central	122	76	0	0	0		198	0
Shrewsbury borough	Monmouth	East Central	294	73	0	0	0		367	0
Shrewsbury township	Monmouth	East Central	12	9	0	0	0		21	0
Spring Lake borough	Monmouth	East Central	138	87	0	0	0		225	0
Spring Lake Heights borough	Monmouth	East Central	76	60	0	0	0		136	0
Tinton Falls borough	Monmouth	East Central	655	298	681	0	0		272	0
Union Beach borough	Monmouth	East Central	87	25	0	0	0		112	0
Upper Freehold township	Monmouth	East Central	44	212	2	0	0		254	202
Wall township	Monmouth	East Central	1,090	542	384	0	0		1,248	0
West Long Branch borough	Monmouth	East Central	227	51	0	0	0		278	0
Barneget Light borough	Ocean	East Central	88	8	0	0	0		96	0
Barneget township	Ocean	East Central	336	616	177	0	0		775	775
Bay Head borough	Ocean	East Central	69	0	6	0	0	64	-1	0
Beach Haven borough	Ocean	East Central	72	61	0	0	0		133	0
Beachwood borough	Ocean	East Central	129	0	34	0	0	120	-25	0
Berkeley township	Ocean	East Central	610	235	227	0	0		618	0
Brick township	Ocean	East Central	970	550	464	0	36		1,020	480

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Eagleswood township	Ocean	East Central	36	21	0	0	0		57	0
Harvey Cedars borough	Ocean	East Central	47	10	0	0	0		57	0
Island Heights borough	Ocean	East Central	33	18	0	0	0		51	2
Jackson township	Ocean	East Central	1,248	800	299	0	0		1,749	1,749
Lacey township	Ocean	East Central	580	241	149	0	0		672	57
Lakehurst borough	Ocean	East Central	68	18	0	0	0		86	86
Lakewood township	Ocean	East Central	0	0	72	295	144		-511	0
Lavallette borough	Ocean	East Central	84	35	0	0	0		119	0
Little Egg Harbor township	Ocean	East Central	195	353	211	0	0		337	0
Long Beach township	Ocean	East Central	45	190	0	0	0		235	0
Manchester township	Ocean	East Central	370	445	154	0	0		661	661
Mantoloking borough	Ocean	East Central	63	30	0	0	0		93	0
Ocean Gate borough	Ocean	East Central	12	7	0	0	0		19	0
Ocean township	Ocean	East Central	236	179	2	0	0		413	12
Pine Beach borough	Ocean	East Central	43	0	0	0	0	42	1	0
Plumsted township	Ocean	East Central	51	90	0	0	0		141	0
Point Pleasant Beach borough	Ocean	East Central	178	49	45	0	0		182	0
Point Pleasant borough	Ocean	East Central	357	140	4	0	0		493	0
Seaside Heights borough	Ocean	East Central	23	43	0	0	0		66	0
Seaside Park borough	Ocean	East Central	53	32	0	0	0		85	0
Ship Bottom borough	Ocean	East Central	73	58	0	0	0		131	0
South Toms River borough	Ocean	East Central	53	12	0	0	0		65	22
Stafford township	Ocean	East Central	555	600	378	0	0		777	777
Surf City borough	Ocean	East Central	51	69	0	0	0		120	0
Toms River township	Ocean	East Central	1,735	1,386	1,018	0	12		2,091	2,091

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Tuckerton borough	Ocean	East Central	71	44	0	0	0		115	115
		EAST CENTRAL TOTAL	26,738	15,904	13,150	1,657	1,897	1,312	24,626	N/A
Bass River township	Burlington	Southwest	15	13	0	0	0		28	28
Beverly city	Burlington	Southwest	20	-10	41	0	0	19	-50	0
Bordentown city	Burlington	Southwest	31	-14	42	0	0		-25	0
Bordentown township	Burlington	Southwest	220	124	168	0	0		176	176
Burlington city	Burlington	Southwest	91	-27	160	0	0		-96	0
Burlington township	Burlington	Southwest	461	312	336	0	0		437	437
Chesterfield township	Burlington	Southwest	55	148	22	0	0		181	53
Cinnaminson township	Burlington	Southwest	331	99	24	0	0		406	406
Delanco township	Burlington	Southwest	64	156	58	0	25		137	137
Delran township	Burlington	Southwest	215	136	163	0	0		188	188
Eastampton township	Burlington	Southwest	51	25	100	0	0		-24	0
Edgewater Park township	Burlington	Southwest	29	-41	49	0	0		-61	0
Evesham township	Burlington	Southwest	534	372	412	0	100		394	394
Fieldsboro borough	Burlington	Southwest	21	4	0	0	0		25	3
Florence township	Burlington	Southwest	115	110	59	0	0		166	166
Hainesport township	Burlington	Southwest	150	149	102	0	0		197	197
Lumberton township	Burlington	Southwest	160	211	144	0	0		227	227
Mansfield township	Burlington	Southwest	120	277	97	0	0		300	300
Maple Shade township	Burlington	Southwest	51	-149	181	0	0		-279	0
Medford Lakes borough	Burlington	Southwest	63	27	0	0	0		90	34
Medford township	Burlington	Southwest	435	184	197	0	0		422	422
Moorestown township	Burlington	Southwest	606	230	247	0	0		589	589
Mount Holly township	Burlington	Southwest	0	0	131	0	0		-131	0

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Mount Laurel township	Burlington	Southwest	814	358	477	0	0		695	695
New Hanover township	Burlington	Southwest	4	3	0	0	0		7	0
North Hanover township	Burlington	Southwest	1	67	128	0	0		-60	0
Palmyra borough	Burlington	Southwest	38	-14	0	0	0		24	24
Pemberton borough	Burlington	Southwest	9	7	5	0	0		11	11
Pemberton township	Burlington	Southwest	0	0	145	0	0		-145	0
Riverside township	Burlington	Southwest	8	-28	0	0	0		-20	0
Riverton borough	Burlington	Southwest	15	0	2	0	0	13	0	0
Shamong township	Burlington	Southwest	89	61	0	0	0		150	150
Southampton township	Burlington	Southwest	89	99	0	0	0		188	188
Springfield township	Burlington	Southwest	53	40	14	0	0		79	79
Tabernacle township	Burlington	Southwest	112	80	0	0	0		192	192
Washington township	Burlington	Southwest	12	14	0	0	0		26	26
Westampton township	Burlington	Southwest	220	246	97	0	0		369	369
Willingboro township	Burlington	Southwest	279	0	188	0	2		89	89
Woodland township	Burlington	Southwest	21	25	0	0	0		46	46
Wrightstown borough	Burlington	Southwest	10	-5	52	0	0		-47	0
Audubon borough	Camden	Southwest	8	-55	0	0	0		-47	0
Audubon Park borough	Camden	Southwest	4	-9	0	0	0		-5	0
Barrington borough	Camden	Southwest	8	-39	284	0	0		-315	0
Bellmawr borough	Camden	Southwest	110	-61	138	0	0	101	-190	0
Berlin borough	Camden	Southwest	158	111	76	0	0		193	17
Berlin township	Camden	Southwest	109	120	108	0	0		121	95
Brooklawn borough	Camden	Southwest	24	-3	0	0	0		21	7
Camden city	Camden	Southwest	0	0	40	875	2,865		-3,780	0

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Cherry Hill township	Camden	Southwest	940	101	398	0	54		589	589
Chesilhurst borough	Camden	Southwest	30	38	0	0	0		68	68
Clementon borough	Camden	Southwest	27	-35	0	0	0		-8	0
Collingswood borough	Camden	Southwest	33	-165	2	0	0		-134	0
Gibbsboro borough	Camden	Southwest	112	17	0	0	0		129	55
Gloucester City city	Camden	Southwest	0	0	214	0	175		-389	0
Gloucester township	Camden	Southwest	367	188	537	0	79		-61	0
Haddon Heights borough	Camden	Southwest	21	-38	9	0	0		-26	0
Haddon township	Camden	Southwest	32	-104	157	0	0		-229	0
Haddonfield borough	Camden	Southwest	195	0	56	0	0	192	-53	0
Hi-Nella borough	Camden	Southwest	1	-11	0	0	0		-10	0
Laurel Springs borough	Camden	Southwest	17	1	0	0	0		18	3
Lawnside borough	Camden	Southwest	33	31	2	0	0		62	62
Lindenwold borough	Camden	Southwest	57	0	272	0	265		-480	0
Magnolia borough	Camden	Southwest	21	-8	0	0	0		13	13
Merchantville borough	Camden	Southwest	7	-36	64	0	0		-93	0
Mount Ephraim borough	Camden	Southwest	33	0	33	0	0	15	-15	0
Oaklyn borough	Camden	Southwest	6	-43	0	0	0		-37	0
Pennsauken township	Camden	Southwest	0	0	550	0	151		-701	0
Pine Hill borough	Camden	Southwest	21	14	660	0	0		-625	0
Pine Valley borough	Camden	Southwest	50	14	0	0	0		64	64
Runnemede borough	Camden	Southwest	40	-13	82	0	0		-55	0
Somerdale borough	Camden	Southwest	97	8	30	0	0		75	53
Stratford borough	Camden	Southwest	70	-18	5	0	0		47	47
Tavistock borough	Camden	Southwest	86	38	0	0	0		124	0

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Voorhees township	Camden	Southwest	456	189	582	0	0		63	63
Waterford township	Camden	Southwest	107	112	72	0	0		147	147
Winslow township	Camden	Southwest	394	0	493	0	285		-384	0
Woodlynne borough	Camden	Southwest	2	-15	0	0	0		-13	0
Clayton borough	Gloucester	Southwest	98	64	34	0	0		128	128
Deptford township	Gloucester	Southwest	543	320	298	0	0		565	565
East Greenwich township	Gloucester	Southwest	251	281	94	0	0		438	438
Elk township	Gloucester	Southwest	121	54	15	0	0		160	160
Franklin township	Gloucester	Southwest	178	148	0	0	0		326	326
Glassboro borough	Gloucester	Southwest	0	99	157	10	110		-178	0
Greenwich township	Gloucester	Southwest	324	46	62	0	0		308	308
Harrison township	Gloucester	Southwest	211	371	97	0	0		485	485
Logan township	Gloucester	Southwest	455	261	0	0	0		716	716
Mantua township	Gloucester	Southwest	307	268	208	0	58		309	309
Monroe township	Gloucester	Southwest	459	0	540	0	132		-213	0
National Park borough	Gloucester	Southwest	29	-1	0	0	0		28	21
Newfield borough	Gloucester	Southwest	15	1	0	0	0		16	16
Paulsboro borough	Gloucester	Southwest	0	-34	0	0	0		-34	0
Pitman borough	Gloucester	Southwest	40	-49	23	0	0		-32	0
South Harrison township	Gloucester	Southwest	31	84	0	0	0		115	115
Swedesboro borough	Gloucester	Southwest	23	24	36	0	0		11	11
Washington township	Gloucester	Southwest	507	406	512	0	0		401	401
Wenonah borough	Gloucester	Southwest	31	10	4	0	0		37	11
West Deptford township	Gloucester	Southwest	384	178	0	0	0		562	562
Westville borough	Gloucester	Southwest	27	-30	0	0	0		-3	0

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Woodbury city	Gloucester	Southwest	0	0	236	0	303		-539	0
Woodbury Heights borough	Gloucester	Southwest	57	14	0	0	0		71	56
Woolwich township	Gloucester	Southwest	209	395	108	0	0		496	496
		SOUTHWEST TOTAL	13,588	6,526	11,129	885	4,604	340	3,156	N/A
Absecon city	Atlantic	S/Southwest	154	19	0	0	0		173	173
Atlantic City city	Atlantic	S/Southwest	630	211	0	507	0		334	43
Brigantine city	Atlantic	S/Southwest	130	21	0	0	0		151	0
Buena borough	Atlantic	S/Southwest	40	-4	75	0	0		-39	0
Buena Vista township	Atlantic	S/Southwest	22	23	0	0	0		45	45
Corbin City city	Atlantic	S/Southwest	14	13	0	0	0		27	0
Egg Harbor City city	Atlantic	S/Southwest	45	-17	9	0	0		19	19
Egg Harbor township	Atlantic	S/Southwest	820	471	81	0	0		1,210	1,210
Estell Manor city	Atlantic	S/Southwest	24	14	0	0	0		38	38
Folsom borough	Atlantic	S/Southwest	22	17	0	0	0		39	39
Galloway township	Atlantic	S/Southwest	328	235	209	0	0		354	354
Hamilton township	Atlantic	S/Southwest	380	115	36	0	0		459	459
Hammonton town	Atlantic	S/Southwest	271	73	130	0	0		214	214
Linwood city	Atlantic	S/Southwest	150	26	3	0	0		173	27
Longport borough	Atlantic	S/Southwest	64	19	0	0	0		83	0
Margate City city	Atlantic	S/Southwest	101	-7	0	0	0		94	10
Mullica township	Atlantic	S/Southwest	45	0	0	0	0	39	6	6
Northfield city	Atlantic	S/Southwest	202	4	0	0	0		206	116
Pleasantville city	Atlantic	S/Southwest	0	0	0	2	402		-404	0
Port Republic city	Atlantic	S/Southwest	21	9	0	0	0		30	17
Somers Point city	Atlantic	S/Southwest	105	-65	9	0	0		31	31

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Ventnor City city	Atlantic	S/Southwest	34	-191	0	0	0		-157	0
Weymouth township	Atlantic	S/Southwest	17	15	0	0	0		32	32
Avalon borough	Cape May	S/Southwest	251	276	0	0	0		527	0
Cape May city	Cape May	S/Southwest	59	0	0	0	0	58	1	1
Cape May Point borough	Cape May	S/Southwest	36	13	5	0	0	29	15	0
Dennis township	Cape May	S/Southwest	229	39	0	0	0		268	212
Lower township	Cape May	S/Southwest	343	-41	382	55	0		-135	0
Middle township	Cape May	S/Southwest	453	146	61	0	0		538	538
North Wildwood city	Cape May	S/Southwest	83	-100	142	0	0	73	-232	0
Ocean City city	Cape May	S/Southwest	430	0	68	0	0	343	19	0
Sea Isle City city	Cape May	S/Southwest	113	329	0	0	0		442	0
Stone Harbor borough	Cape May	S/Southwest	152	0	33	0	0	109	10	0
Upper township	Cape May	S/Southwest	341	47	5	0	0		383	257
West Cape May borough	Cape May	S/Southwest	7	4	9	0	0		2	2
West Wildwood borough	Cape May	S/Southwest	35	9	0	0	0		44	0
Wildwood city	Cape May	S/Southwest	0	-74	0	0	0		-74	0
Wildwood Crest borough	Cape May	S/Southwest	41	-23	0	0	0		18	18
Woodbine borough	Cape May	S/Southwest	95	-10	700	0	0		-615	0
Bridgeton city	Cumberland	S/Southwest	0	0	0	94	557		-651	0
Commercial township	Cumberland	S/Southwest	45	31	32	0	0		44	44
Deerfield township	Cumberland	S/Southwest	42	55	0	0	0		97	97
Downe township	Cumberland	S/Southwest	11	8	0	0	0		19	19
Fairfield township	Cumberland	S/Southwest	87	25	0	0	0		112	112
Greenwich township	Cumberland	S/Southwest	14	3	0	0	0		17	17
Hopewell township	Cumberland	S/Southwest	126	22	92	0	0		56	56

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Lawrence township	Cumberland	S/Southwest	11	27	0	0	0		38	38
Maurice River township	Cumberland	S/Southwest	25	13	0	0	0		38	38
Millville city	Cumberland	S/Southwest	0	0	586	0	283		-869	0
Shiloh borough	Cumberland	S/Southwest	7	10	0	0	0		17	17
Stow Creek township	Cumberland	S/Southwest	16	10	0	0	0		26	26
Upper Deerfield township	Cumberland	S/Southwest	242	73	0	0	0		315	315
Vineland city	Cumberland	S/Southwest	0	0	483	0	25		-508	0
Alloway township	Salem	S/Southwest	20	18	0	0	0		38	38
Carneys Point township	Salem	S/Southwest	184	-8	158	0	0		18	18
Elmer borough	Salem	S/Southwest	13	-2	0	0	0		11	11
Elsinboro township	Salem	S/Southwest	28	4	0	0	0		32	15
Lower Alloways Creek township	Salem	S/Southwest	29	6	0	0	0		35	35
Mannington township	Salem	S/Southwest	22	17	0	0	0		39	39
Oldmans township	Salem	S/Southwest	200	37	0	0	0		237	237
Penns Grove borough	Salem	S/Southwest	0	0	0	0	0		0	0
Pennsville township	Salem	S/Southwest	251	-45	199	0	0		7	7
Pilesgrove township	Salem	S/Southwest	35	45	0	0	0		80	80
Pittsgrove township	Salem	S/Southwest	58	51	8	0	0		101	101
Quinton township	Salem	S/Southwest	16	7	0	0	0		23	23
Salem city	Salem	S/Southwest	0	0	103	0	288		-391	0
Upper Pittsgrove township	Salem	S/Southwest	26	33	12	0	0		47	47
Woodstown borough	Salem	S/Southwest	9	10	60	0	0		-41	0
		S/SOUTHWEST TOTAL	7,804	2,069	3,690	658	1,555	651	3,319	N/A
		STATE TOTAL	77,533	41,829	64,031	7,853	19,891	6,029	21,558	N/A

Appendix E

COUNCIL ON AFFORDABLE HOUSING (COAH)

BUILDABLE LIMIT METHODOLOGY

Introduction

Regional Planning Areas

Developable Land Analysis

Land Capacity Analysis

Developable Land and Residential Capacity

Prepared by

Henry J. Mayer, Ph.D.

Jennifer Rovito, GISP

Sarah Moran

Rutgers University

Environmental Analysis & Communications Group

Edward J. Bloustein School of Planning and Public Policy

33 Livingston Avenue

New Brunswick, NJ

February 26, 2014

Introduction

The Environmental Analysis & Communications Group (the Center) was requested to:

- Prepare a comprehensive analysis of developable land in the State of New Jersey; and
- Estimate the capacity of that land to support future residential development.

Developable land is defined as land parcels that are free of environmental or other constraints that would prevent its development for residential or non-residential purposes, and which are large enough to build a residential unit based on the community's historical density if supported by a sewer system or the New Jersey Department of Environmental Protection's minimum lot size requirements for a septic system.

Regional Planning Areas

The State of New Jersey is divided into different planning, environmental and regional governing areas that are regulated or guided by rules established by the Office of Smart Growth (OSG) and State Planning Commission, Department of Environmental Protection (DEP), Meadowlands Commission, Highlands Council and Pinelands Commission. Some are statewide while others are regional in nature, and they often overlap one another, sometimes dissecting municipalities into multiple parts with different rules for determining what lands are vacant and available for future development, the types of development permitted and the densities at which development should occur. In an effort to take all of these variables into proper consideration, the Center utilized the following resources in developing its analysis of developable land and the capacity of that land to support future growth:

- Meadowlands, Highlands and Pinelands – These three regional planning organizations govern the use of about 1.4 million acres of land (the Highlands Council shares authority over the Preservation Area with the DEP), and use different definitions and methods for determining developable land, approved land uses and development densities. The Center contacted each organization and obtained their most current analysis of developable land and its maximum residential capacity, based on their land use rules and regulations.
- NJ State Plan and State Plan Policy Map – The State Development and Redevelopment Plan divides the State into planning areas that share common conditions with regard to development and environmental features, and identifies:
 - Areas for Growth – Metropolitan (PA-1), Suburban (PA-2) and Designated Centers
 - Areas for Limited Growth: Fringe (PA-3), Rural (PA-4), and Environmentally

Sensitive (PA-5).

- Areas for Conservation: Fringe (PA-3), Rural (PA-4), and Environmentally Sensitive (PA-5)
- Sewer Service Area – DEP spatial data was used to identify undeveloped lands within existing sewer service areas, and those that were not. The Center used residential densities consistent with the objectives of the State Plan, historical patterns at the local level and market trends to calculate the capacity of developable lands located within a sewer service area (SSA), and used septic densities provided by the DEP at the watershed level to calculate the capacity of lands located outside of an SSA.

Developable Land Analysis

The Center divided the State into four geographic and regional units in order to recognize differences in regulatory and policy land use constraints imposed by the three regional planning agencies versus other areas of the State, as well as the availability and use of data sources of differing quality and detail:

- Meadowlands
- Pinelands
- Highlands
- Rest of State

We began with the most current version (2007) of the NJDEP's LU/LC spatial file, and removed all lands within the Meadowlands, Pinelands and Highlands, thus creating a Rest of State (ROS) spatial data file. A number of municipalities partly located in the Meadowlands and Pinelands were split into two parts, and developable land was computed separately for each section based on rules appropriate to that area.

This large spatial data file was then divided into three regional files – North, Central and South – to make it easier to work with.

Rest of State LU/LC

The Center then removed the following environmentally constrained areas from its Rest of State LU/LC data

- Non-developable land uses (see Appendix A for LU/LC Dictionary)
 - Existing Residential High, Medium, and Low Density Development

- Existing Commercial Development
 - Existing Industrial Development
 - Existing Military Development
 - Other Existing Development
 - Environmentally Constrained Land
 - Water
- C1 classified streams and all streams within the same HUC14 zone that could flow into the C1 streams;
 - A 300 ft. buffer around all these streams;
 - Streams flowing through acid soils, and a 150 ft. buffer around such streams
 - A 50ft buffer around all other streams;
 - County wetland data;
 - A 100 ft. buffer around all known wetlands;
 - 100 Year Flood Plain;
 - 2007 Public Open Space;
 - Non-Profit/Private Open Space
 - Farmland Preservation Program land;
 - Golf Courses;
 - National Heritage Priority Sites; and
 - Areas with slopes of 15% or greater

A number of other spatial layers were then overlaid on the resulting data so that each remaining spatial polygon created had attributes which allowed the results to be condensed and summarized by:

- Municipality (1980 FIPS Code)
- County
- COAH region

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

- Type of Community (Urban, Suburban Exurban and Rural based a methodology developed by the Center for Urban Policy Research at Rutgers University)
- State Planning Area
- Designated Center
- Sewer Service Area (NJDPES Permit number if available)

Rest of State Parcel and MOD IV

The Center then downloaded statewide parcel and associated MODIV data from the NJGIN website, which included the DRAFT parcel data for Middlesex and Essex counties. This data was spatially joined on the above environmentally unconstrained LU/LC data, and a definition query was used on the newly created data set to reduce the number and type of features being displayed. We then queried out parcels having Property Classes that might represent developable land based on the MODIV manual.

- Prop Class 1 = Vacant Land
- Prop Class 2 = Single Family Developed
- Prop Class 3B = Farm Qualified
- Prop Class 4A = Commercial Developed
- Prop Class 4B = Industrial Developed

All parcels with Property Class 1 (vacant land) were designated as potentially developable, as were Property Class 3B (Farm Qualified) if the parcels were not environmentally or otherwise constrained from development. In addition, we retained developed property Classes 2, 4A and 4B parcels if the environmentally unconstrained area appeared to be oversized and thus had the potential to be sub-divided in the future to produce multiple parcels. A similar procedure was used by the Highlands Council and Pinelands Commission in evaluating the potential buildout capacity of oversized land parcels under their jurisdiction.

A query was used to identify residential (Class 2) parcels with an unconstrained acreage greater than or equal to 5 acres and a value greater than or equal to 10 acres for commercial/industrial properties (Classes 4A and 4B). Environmental constraints had already been removed from the data prior to this definition query, so the remaining land in each parcel was considered potentially developable.

In total, we determined that there were 243,319 acres of potentially developable land in the three Rest of State regions. Potentially developable means that the parcel area appears to be free of environmental constraints and is either undeveloped or is sufficiently large as to have the potential

for further development. But until the Center performs a land capacity analysis we will not know which parcels are large enough to actually build a residential unit based on the community's historical density if supported by a sewer system or the New Jersey Department of Environmental Protection's minimum lot size requirements for a septic system. Only parcels able to meet these tests are truly "developable".

Meadowlands

The New Jersey Meadowlands Commission has a comprehensive and up-to-date spatial database of the entire District which identifies developed, constrained and vacant land at the individual parcel level. A detailed review of this spatial database by Meadowlands Planning staff indicated that several undeveloped parcels are right-of-ways, roads, water or otherwise not vacant. It was determined that there are only 224 acres of vacant buildable land remaining in the Meadowlands.

Pinelands

The New Jersey Pinelands Commission has an extensive spatial database that supports its Comprehensive Management Plan Land Capability Map, including parcel level detail on constrained and federal owned lands. It has recently completed a detailed examination of the developable land and potential buildout capacity of those lands, and determined that there are 344,797 acres of developable land.

Highlands

The Highlands Council issued a Regional Master Plan – Final Draft and supporting technical information on November 30, 2007. The Plan imposes restrictions on development in buffered areas around all streams, wetlands and other critical resource areas, as well as in areas with slopes of 15 percent or greater, agricultural, and forested lands in the Planning Area. It also strengthens the previously adopted DEP restrictions on land use in the Preservation Area. In 2008-2010 the Highlands Science and Planning Department completed a detailed analysis of each municipality that had agreed to conform to the Highlands Rules, and determined that there were only 53,747 acres of developable land.

Vacant Land Results

Combining the data and results of these various studies show that out of the State's approximate 4.98 million acre total area, a maximum of 642,087 acres is potentially developable.

Land Capacity Analysis

Having identified and quantified the amount of potentially developable land in the three Rest of State regions, the next step was to estimate the capacity of that land to support future residential and non-residential development. Capacity is defined as the maximum number of residential dwelling units and non-residential floor space that can be built on the available land, based on

assumptions of how the land might be used in terms of type and density. A buildout model was created that took into consideration variations in the type and size of communities, existing and future land uses, and development densities based on existing conditions, State Planning Area location and access to wastewater treatment systems.

We used the amount of developable land and its capacity to support residential growth prepared by the Highlands, Pinelands and Meadowlands.

Residential Density Matrix

The 243,319 acres of potentially developable land in the three ROS regions is made up of widely different types and size communities. Existing residential and employment densities vary considerably from municipality to municipality, and region to region, and future growth will be impacted by the location of available lands in different State Planning Areas and access to wastewater treatment systems. To address these variations, the Center constructed a residential density matrix that divided the State into its six COAH Regions and each of these into five land use categories based on State Planning Area, sewer service area and community type.

- Type 1 – Located in Planning Area 1 (Metropolitan) and classified as Urban by the Center for Urban Policy Research (CUPR).
- Type 2 – Located in Planning Area 1 and classified as Suburban by CUPR.
- Type 3 – All other communities located in Planning Area 1.
- Type 4 – Located in Planning Area 2 (Suburban), a Designated Center or within a sewer service area.
- Type 5 – All other communities (those located in Planning Areas 3, 4, 4b and 5 that are not within a sewer service area or listed as a Designated Center).

State Planning Area 1 represents areas of the state that have experienced the most intense development, and includes some of New Jersey's oldest and established population centers. But it also encompasses the largest urban cities like Newark, Elizabeth, Trenton and Camden, as well as many smaller suburban and more rural areas ranging from Englewood, Voorhees and Millburn to Phillipsburg, Bridgeton and Millville. Rather than lumping them all in one basket, the Center divided them into three groups according to their CUPR classifications. The fourth category encompasses lands located in Planning Area 2 and Designated Centers. These areas are less intensely developed, have more dispersed and fragmented patterns of development, and are more likely to have land available for development. The Center expanded this category to also include areas outside PA-1 and PA-2 that are within a sewer service area, and thus have the infrastructure to support additional growth. Together these four categories represent the State's potential growth areas.

The fifth category encompasses all other lands, and thus those areas that are constrained in their

development capacity because they are generally dependent on having sufficient land to support on-site septic treatment systems.

Using the DEP's 2002 LU/LC data for residential developed land and 2000 U.S. Census household data at the Municipal level, we calculated an average residential dwelling unit density per acre for each municipality in the three ROS regions. The latest spatial versions of the State Plan Policy Map and DEP sewer service area map were overlaid on the municipal spatial and density data, and each resulting data record was then assigned to one of the first four land use categories based on the above criteria. This data was then used to calculate a median residential density for each of these four categories of land use located within each of the six COAH Regions.

COAH Region	Land Use Category (DUs per Acre)			
	1	2	3	4
1	19.92	6.34	1.99	5.19
2	16.54	4.95	2.33	3.50
3	15.41	5.54	3.84	1.95
4	15.76	4.40	3.26	4.00
5	15.83	5.06	2.72	2.78
6	----	5.88	----	6.01

As expected, the median densities varied by geography (COAH Regions) and community type (categories 1-3 within PA-1). There was less difference between categories 3 and 4. The Center adopted a methodology that assumed that future development on each category of vacant land would occur at the higher of the municipality's current average density or the median density of residentially developed lands in similar municipalities within the same COAH Region. This is consistent with studies which have shown that densities are stabilizing or declining in areas that are already dense, and increasing in other areas as land values rise.

In addition, a caveat was added that no new development would occur at densities more than 25 percent higher than the municipality's current average density. This minimum requirement is consistent with an analysis of data from the American Housing Survey for the United States (AHS) from 1995 and 2001 that indicates that the median lot size for all residential units (both occupied and vacant) declined by 26 percent over this time period.

All category 5 vacant lands (those located in Planning Areas 3, 4, 4b and 5 that are not within a

sewer service area or listed as a Designated Center) are subject to DEP regulations related to the use of on-site (septic) wastewater treatment systems.

Land Use Mix

In 2007, an average of 75 percent of the developed land in these three ROS regions was being used for residential housing purposes and 9 percent for commercial, industrial and retail space. However, the proportions used for these purposes varied widely across the area. In 2007, approximately 16 percent of developed land was identified as being used for athletic fields, transportation/utility right of ways, military, transitional and other purposes. These uses varied widely as well. The Center assumed that 10 percent of potentially developable lands will be used for non-residential and non-commercial purposes. This is less than the current average rate, and assumes that Military and several other land uses in this category will decline, remain static or not increase on average above the 10 percent estimate. The remaining 90 percent will be divided according to existing relationships between residential and commercial uses at the individual municipal level.

Developable Land and Buildout Results

The minimum parcel (spatial polygon) size was computed by taking the reciprocal of the buildout DU per acre density determined for each municipality according to Section 4.1 (5 DUs per acre requires minimum 0.20 acres of land). Those land areas not meeting the minimum criteria were coded no build (NB) and the model ignored them in its buildout calculations.

The residential buildout was then calculated for each parcel identified as Property Class 1 (vacant land) and Property Class 3B (Farm Qualified) that met the minimum parcel criteria, by multiplying its area in acres times the percent of residential land use associated with that municipality and the density (DUs per acre) assigned to that land use category. Results were rounded down to the nearest whole number before being combined with other results for the same build type in each municipality. Only parcels that could be built on were deemed “Developable”.

The table below shows a breakdown of the buildout numbers and potentially developable acres for each of already developed parcels according to their MODIV Property Class.

Property Class	Residential Units	Developable Acres
1	109,453	45,741
3B	68,542	127,318
Total	177,995	173,059

The residential buildout was then calculated for each parcel identified as Property Class 2

(developed residential land). We used only those parcels that were greater than or equal to 5 acres in size (oversized lots) and multiplied the remaining area in acres times the percent of residential land use associated with that municipality and the density (DUs per acre) assigned to that land use category. Results were rounded down to the nearest whole number before being combined with other results for the same build type in each municipality. Only parcels that could be built on were deemed “Developable”.

We next calculated the residential buildout for each parcel identified as Property Class 4A and 4B (developed commercial or industrial land). We used only those parcels that were greater than or equal to 10 acres in size (oversized lots) and multiplied the remaining area in acres times the percent of residential land use associated with that municipality and the density (DUs per acre) assigned to that land use category. Results were rounded down to the nearest whole number before being combined with other results for the same build type in each municipality. Again, only parcels that could be built on were deemed “Developable”.

The table below shows a breakdown of the buildout numbers and potentially developable acres for each of already developed parcels according to their MODIV Property Class.

Property Class	Residential Units	Developable Acres
2	6,357	5,917
4A	28,482	13,749
4B	34,965	12,343
Total	69,804	32,009

This multi-stage buildout process resulted in identifying 205,068 acres of developable land in the three ROS regions from the 243,319 acre potentially developable land area computed earlier.

A total of 247,799 new residential units could be constructed on this land.

New Jersey Meadowlands

The Meadowlands has only 224 acres of vacant buildable land split among a number of different type of parcels in the District, due to the large areas made up of wetlands and marshes, landfills, and commercial, industrial and entertainment facilities. The Commission’s Planning Division estimates that 308 residential units could be built

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

New Jersey Pinelands

The New Jersey Pinelands Commission's recent land use and buildout analysis indicates that a total of 83,273 residential housing units could be built on its 344,751 of developable land.

New Jersey Highlands

In 2008-2010 the Highlands Science and Planning Department completed a detailed analysis of each municipality that had agreed to conform to the Highlands Rules, and determined that only 8,856 residential units could be built of its 53,747 acres of developable land.

Developable Land and Residential Capacity Results

Combining the results of these studies indicates that there approximately 606,790 acres of developable land across the State of New Jersey, and that approximately 340,236 residential housing units could be built on that land.

Regional Area	Residential Units	Developable Acres
Meadowlands	308	224
Pinelands	83,273	347,751
Highlands	8,856	53,747
Rest of State	247,799	205,068

ANDERSON LAND USE/LAND COVER DATA DICTIONARY

LUCODE	LU07	LABEL07
Developable	1214	FORMER MILITARY, INDETERMINATE USE
	2100	CROPLAND AND PASTURELAND
	2200	ORCHARDS/VINEYARDS/NURSERIES/HORTICULTURAL AREAS
	2300	CONFINED FEEDING OPERATIONS
	2400	OTHER AGRICULTURE
	4110	DECIDUOUS FOREST (10-50% CROWN CLOSURE)
	4120	DECIDUOUS FOREST (>50% CROWN CLOSURE)
	4210	CONIFEROUS FOREST (10-50% CROWN CLOSURE)
	4220	CONIFEROUS FOREST (>50% CROWN CLOSURE)
	4230	PLANTATION
	4311	MIXED FOREST (>50% CONIFEROUS WITH 10-50% CROWN CLOSURE)
	4312	MIXED FOREST (>50% CONIFEROUS WITH >50% CROWN CLOSURE)
	4321	MIXED FOREST (>50% DECIDUOUS WITH 10-50% CROWN CLOSURE)
	4322	MIXED FOREST (>50% DECIDUOUS WITH >50% CROWN CLOSURE)
	4410	OLD FIELD (< 25% BRUSH COVERED)
	4411	PHRAGMITES DOMINATE OLD FIELD
	4420	DECIDUOUS BRUSH/SHRUBLAND
	4430	CONIFEROUS BRUSH/SHRUBLAND
	4440	MIXED DECIDUOUS/CONIFEROUS BRUSH/SHRUBLAND
	4500	SEVERE BURNED UPLAND VEGETATION
	7500	TRANSITIONAL AREAS
	7600	UNDIFFERENTIATED BARREN LANDS
Possible Urban	1700	OTHER URBAN OR BUILT-UP LAND
Developable	1741	PHRAGMITES DOMINATE URBAN AREA
Existing Residential	1110	RESIDENTIAL, HIGH DENSITY OR MULTIPLE DWELLING
High Density Development	1120	RESIDENTIAL, SINGLE UNIT, MEDIUM DENSITY
	1150	MIXED RESIDENTIAL
Existing Residential Medium Density Development	1130	RESIDENTIAL, SINGLE UNIT, LOW DENSITY
Existing Residential Low Density Development	1140	RESIDENTIAL, RURAL, SINGLE UNIT
Existing Commercial	1200	COMMERCIAL/SERVICES

Development	1600	MIXED URBAN OR BUILT-UP LAND
Existing Military Development	1211	MILITARY INSTALLATIONS
Existing Industrial	1300	INDUSTRIAL
Development	1500	INDUSTRIAL/COMMERCIAL COMPLEXES
Other Existing	1400	TRANSPORTATION/COMMUNICATION/UTILITIES
Development	1410	MAJOR ROADWAY
	1419	BRIDGE OVER WATER
	1440	AIRPORT FACILITIES
	1461	WETLAND RIGHTS-OF-WAY
	1462	UPLAND RIGHTS-OF-WAY DEVELOPED
	1463	UPLAND RIGHTS-OF-WAY UNDEVELOPED
	1499	STORMWATER BASIN
	1710	CEMETERY
	1711	CEMETERY ON WETLAND
	1750	MANAGED WETLAND IN MAINTAINED LAWN GREENSPACE
	1800	RECREATIONAL LAND
	1804	ATHLETIC FIELDS (SCHOOLS)
	1810	STADIUM THEATERS CULTURAL CENTERS AND ZOOS
	1850	MANAGED WETLAND IN BUILT-UP MAINTAINED REC AREA
	7300	EXTRACTIVE MINING
	7400	ALTERED LANDS
Environmentally Constrained	2140	AGRICULTURAL WETLANDS (MODIFIED) FORMER AGRICULTURAL WETLAND (BECOMING SHRUBBY, NOT
Land	2150	BUILT-UP)
	6110	SALINE MARSHES
	6111	SALINE MARSH (LOW MARSH)

	6112	SALINE MARSH (HIGH MARSH)
	6120	FRESHWATER TIDAL MARSHES
	6130	VEGETATED DUNE COMMUNITIES
	6141	PHRAGMITES DOMINATE COASTAL WETLANDS
	6210	DECIDUOUS WOODED WETLANDS
	6220	CONIFEROUS WOODED WETLANDS
	6221	ATLANTIC WHITE CEDAR WETLANDS
	6231	DECIDUOUS SCRUB/SHRUB WETLANDS
	6232	CONIFEROUS SCRUB/SHRUB WETLANDS
	6233	MIXED SCRUB/SHRUB WETLANDS (DECIDUOUS DOM.)
	6234	MIXED SCRUB/SHRUB WETLANDS (CONIFEROUS DOM.)
	6240	HERBACEOUS WETLANDS
	6241	PHRAGMITES DOMINATE INTERIOR WETLANDS
	6251	MIXED WOODED WETLANDS (DECIDUOUS DOM.)
	6252	MIXED WOODED WETLANDS (CONIFEROUS DOM.)
	6500	SEVERE BURNED WETLANDS
	7100	BEACHES
	7200	BARE EXPOSED ROCK, ROCK SLIDES, ETC.
	7430	DISTURBED WETLANDS (MODIFIED)
Water	5100	STREAMS AND CANALS
	5200	NATURAL LAKES
	5300	ARTIFICIAL LAKES
	5410	TIDAL RIVERS, INLAND BAYS, AND OTHER TIDAL WATERS
	5411	OPEN TIDAL BAYS
	5420	DREDGED LAGOON
	5430	ATLANTIC OCEAN

DEVELOPABLE DWELLING UNITS BY MUNICIPALITY

MUNICIPALITY	COUNTY	REGION	BUILDABLE LIMIT CAPACITY (DU's)
Allendale borough	Bergen	Northeast	13
Alpine borough	Bergen	Northeast	56
Bergenfield borough	Bergen	Northeast	21
Bogota borough	Bergen	Northeast	11
Carlstadt borough	Bergen	Northeast	0
Cliffside Park borough	Bergen	Northeast	10
Closter borough	Bergen	Northeast	7
Cresskill borough	Bergen	Northeast	20

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	BUILDABLE LIMIT CAPACITY (DU's)
Demarest borough	Bergen	Northeast	25
Dumont borough	Bergen	Northeast	7
East Rutherford borough	Bergen	Northeast	59
Edgewater borough	Bergen	Northeast	47
Elmwood Park borough	Bergen	Northeast	64
Emerson borough	Bergen	Northeast	138
Englewood city	Bergen	Northeast	184
Englewood Cliffs borough	Bergen	Northeast	136
Fair Lawn borough	Bergen	Northeast	347
Fairview borough	Bergen	Northeast	52
Fort Lee borough	Bergen	Northeast	156
Franklin Lakes borough	Bergen	Northeast	295
Garfield city	Bergen	Northeast	651
Glen Rock borough	Bergen	Northeast	35
Hackensack city	Bergen	Northeast	395
Harrington Park borough	Bergen	Northeast	110
Hasbrouck Heights borough	Bergen	Northeast	22
Haworth borough	Bergen	Northeast	35
Hillsdale borough	Bergen	Northeast	69
Ho-Ho-Kus borough	Bergen	Northeast	23
Leonia borough	Bergen	Northeast	9
Little Ferry borough	Bergen	Northeast	153
Lodi borough	Bergen	Northeast	273
Lyndhurst township	Bergen	Northeast	54
Mahwah township	Bergen	Northeast	44
Maywood borough	Bergen	Northeast	125
Midland Park borough	Bergen	Northeast	14
Montvale borough	Bergen	Northeast	161
Moonachie borough	Bergen	Northeast	10
New Milford borough	Bergen	Northeast	6
North Arlington borough	Bergen	Northeast	13
Northvale borough	Bergen	Northeast	8
Norwood borough	Bergen	Northeast	9
Oakland borough	Bergen	Northeast	16
Old Tappan borough	Bergen	Northeast	53
Oradell borough	Bergen	Northeast	10
Palisades Park borough	Bergen	Northeast	31
Paramus borough	Bergen	Northeast	389

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	BUILDABLE LIMIT CAPACITY (DUs)
Park Ridge borough	Bergen	Northeast	35
Ramsey borough	Bergen	Northeast	88
Ridgefield borough	Bergen	Northeast	95
Ridgefield Park village	Bergen	Northeast	45
Ridgewood village	Bergen	Northeast	53
River Edge borough	Bergen	Northeast	32
River Vale township	Bergen	Northeast	33
Rochelle Park township	Bergen	Northeast	7
Rockleigh borough	Bergen	Northeast	0
Rutherford borough	Bergen	Northeast	14
Saddle Brook township	Bergen	Northeast	236
Saddle River borough	Bergen	Northeast	63
South Hackensack township	Bergen	Northeast	16
Teaneck township	Bergen	Northeast	64
Tenafly borough	Bergen	Northeast	80
Teterboro borough	Bergen	Northeast	1
Upper Saddle River borough	Bergen	Northeast	41
Waldwick borough	Bergen	Northeast	112
Wallington borough	Bergen	Northeast	70
Washington township	Bergen	Northeast	62
Westwood borough	Bergen	Northeast	4
Woodcliff Lake borough	Bergen	Northeast	141
Wood-Ridge borough	Bergen	Northeast	845
Wyckoff township	Bergen	Northeast	61
Bayonne city	Hudson	Northeast	0
East Newark borough	Hudson	Northeast	0
Guttenberg town	Hudson	Northeast	0
Harrison town	Hudson	Northeast	0
Hoboken city	Hudson	Northeast	0
Jersey City city	Hudson	Northeast	0
Kearny town	Hudson	Northeast	0
North Bergen township	Hudson	Northeast	0
Secaucus town	Hudson	Northeast	170
Union City city	Hudson	Northeast	0
Weehawken township	Hudson	Northeast	0
West New York town	Hudson	Northeast	0
Bloomingdale borough	Passaic	Northeast	24
Clifton city	Passaic	Northeast	1,048

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	BUILDABLE LIMIT CAPACITY (DU's)
Haledon borough	Passaic	Northeast	24
Hawthorne borough	Passaic	Northeast	59
Little Falls township	Passaic	Northeast	191
North Haledon borough	Passaic	Northeast	96
Passaic city	Passaic	Northeast	128
Paterson city	Passaic	Northeast	974
Pompton Lakes borough	Passaic	Northeast	2
Prospect Park borough	Passaic	Northeast	339
Ringwood borough	Passaic	Northeast	3
Totowa borough	Passaic	Northeast	228
Wanaque borough	Passaic	Northeast	27
Wayne township	Passaic	Northeast	1,296
West Milford township	Passaic	Northeast	19
Woodland Park borough	Passaic	Northeast	0
Andover borough	Sussex	Northeast	491
Andover township	Sussex	Northeast	661
Branchville borough	Sussex	Northeast	66
Byram township	Sussex	Northeast	13
Frankford township	Sussex	Northeast	784
Franklin borough	Sussex	Northeast	108
Fredon township	Sussex	Northeast	313
Green township	Sussex	Northeast	0
Hamburg borough	Sussex	Northeast	22
Hampton township	Sussex	Northeast	0
Hardyston township	Sussex	Northeast	355
Hopatcong borough	Sussex	Northeast	121
Lafayette township	Sussex	Northeast	383
Montague township	Sussex	Northeast	346
Newton town	Sussex	Northeast	290
Ogdensburg borough	Sussex	Northeast	6
Sandyston township	Sussex	Northeast	195
Sparta township	Sussex	Northeast	140
Stanhope borough	Sussex	Northeast	27
Stillwater township	Sussex	Northeast	426
Sussex borough	Sussex	Northeast	37
Vernon township	Sussex	Northeast	323
Walpack township	Sussex	Northeast	0
Wantage township	Sussex	Northeast	993

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	BUILDABLE LIMIT CAPACITY (DU's)
		NORTHEAST TOTAL	17,292
Belleville township	Essex	Northwest	702
Bloomfield township	Essex	Northwest	359
Caldwell borough	Essex	Northwest	25
Cedar Grove township	Essex	Northwest	749
City of Orange township	Essex	Northwest	202
East Orange city	Essex	Northwest	923
Essex Fells borough	Essex	Northwest	10
Fairfield township	Essex	Northwest	87
Glen Ridge borough	Essex	Northwest	2
Irvington township	Essex	Northwest	1,022
Livingston township	Essex	Northwest	1,289
Maplewood township	Essex	Northwest	179
Millburn township	Essex	Northwest	613
Montclair township	Essex	Northwest	66
Newark city	Essex	Northwest	7,024
North Caldwell borough	Essex	Northwest	84
Nutley township	Essex	Northwest	323
Roseland borough	Essex	Northwest	0
South Orange Village township	Essex	Northwest	958
Verona township	Essex	Northwest	316
West Caldwell township	Essex	Northwest	353
West Orange township	Essex	Northwest	1,718
Boonton town	Morris	Northwest	0
Boonton township	Morris	Northwest	34
Butler borough	Morris	Northwest	63
Chatham borough	Morris	Northwest	129
Chatham township	Morris	Northwest	226
Chester borough	Morris	Northwest	9
Chester township	Morris	Northwest	12
Denville township	Morris	Northwest	50
Dover town	Morris	Northwest	85
East Hanover township	Morris	Northwest	514
Florham Park borough	Morris	Northwest	817
Hanover township	Morris	Northwest	99
Harding township	Morris	Northwest	110
Jefferson township	Morris	Northwest	16
Kinnelon borough	Morris	Northwest	1

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	BUILDABLE LIMIT CAPACITY (DU's)
Lincoln Park borough	Morris	Northwest	326
Long Hill township	Morris	Northwest	195
Madison borough	Morris	Northwest	633
Mendham borough	Morris	Northwest	62
Mendham township	Morris	Northwest	30
Mine Hill township	Morris	Northwest	66
Montville township	Morris	Northwest	104
Morris Plains borough	Morris	Northwest	1
Morris township	Morris	Northwest	164
Morristown town	Morris	Northwest	126
Mount Arlington borough	Morris	Northwest	21
Mount Olive township	Morris	Northwest	188
Mountain Lakes borough	Morris	Northwest	5
Netcong borough	Morris	Northwest	34
Parsippany-Troy Hills township	Morris	Northwest	35
Pequannock township	Morris	Northwest	48
Randolph township	Morris	Northwest	60
Riverdale borough	Morris	Northwest	26
Rockaway borough	Morris	Northwest	39
Rockaway township	Morris	Northwest	96
Roxbury township	Morris	Northwest	82
Victory Gardens borough	Morris	Northwest	0
Washington township	Morris	Northwest	101
Wharton borough	Morris	Northwest	25
Berkeley Heights township	Union	Northwest	519
Clark township	Union	Northwest	414
Cranford township	Union	Northwest	122
Elizabeth city	Union	Northwest	3,696
Fanwood borough	Union	Northwest	57
Garwood borough	Union	Northwest	7
Hillside township	Union	Northwest	409
Kenilworth borough	Union	Northwest	202
Linden city	Union	Northwest	4,333
Mountainside borough	Union	Northwest	25
New Providence borough	Union	Northwest	230
Plainfield city	Union	Northwest	198
Rahway city	Union	Northwest	624
Roselle borough	Union	Northwest	104

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	BUILDABLE LIMIT CAPACITY (DU's)
Roselle Park borough	Union	Northwest	7
Scotch Plains township	Union	Northwest	134
Springfield township	Union	Northwest	189
Summit city	Union	Northwest	214
Union township	Union	Northwest	619
Westfield town	Union	Northwest	93
Winfield township	Union	Northwest	543
Allamuchy township	Warren	Northwest	104
Alpha borough	Warren	Northwest	38
Belvidere town	Warren	Northwest	54
Blairstown township	Warren	Northwest	310
Franklin township	Warren	Northwest	0
Frelinghuysen township	Warren	Northwest	317
Greenwich township	Warren	Northwest	176
Hackettstown town	Warren	Northwest	36
Hardwick township	Warren	Northwest	444
Harmony township	Warren	Northwest	253
Hope township	Warren	Northwest	403
Independence township	Warren	Northwest	238
Knowlton township	Warren	Northwest	545
Liberty township	Warren	Northwest	7
Lopatcong township	Warren	Northwest	51
Mansfield township	Warren	Northwest	307
Oxford township	Warren	Northwest	85
Phillipsburg town	Warren	Northwest	22
Pohatcong township	Warren	Northwest	82
Washington borough	Warren	Northwest	41
Washington township	Warren	Northwest	315
White township	Warren	Northwest	450
		NORTHWEST TOTAL	38,653
Alexandria township	Hunterdon	West Central	371
Bethlehem township	Hunterdon	West Central	33
Bloomsbury borough	Hunterdon	West Central	4
Califon borough	Hunterdon	West Central	0
Clinton town	Hunterdon	West Central	18
Clinton township	Hunterdon	West Central	195
Delaware township	Hunterdon	West Central	90
East Amwell township	Hunterdon	West Central	100

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	BUILDABLE LIMIT CAPACITY (DUs)
Flemington borough	Hunterdon	West Central	106
Franklin township	Hunterdon	West Central	527
Frenchtown borough	Hunterdon	West Central	96
Glen Gardner borough	Hunterdon	West Central	1
Hampton borough	Hunterdon	West Central	10
High Bridge borough	Hunterdon	West Central	10
Holland township	Hunterdon	West Central	262
Kingwood township	Hunterdon	West Central	178
Lambertville city	Hunterdon	West Central	100
Lebanon borough	Hunterdon	West Central	1
Lebanon township	Hunterdon	West Central	20
Milford borough	Hunterdon	West Central	33
Raritan township	Hunterdon	West Central	2,592
Readington township	Hunterdon	West Central	1,336
Stockton borough	Hunterdon	West Central	0
Tewksbury township	Hunterdon	West Central	292
Union township	Hunterdon	West Central	21
West Amwell township	Hunterdon	West Central	68
Carteret borough	Middlesex	West Central	83
Cranbury township	Middlesex	West Central	1,219
Dunellen borough	Middlesex	West Central	43
East Brunswick township	Middlesex	West Central	2,256
Edison township	Middlesex	West Central	4,674
Helmetta borough	Middlesex	West Central	36
Highland Park borough	Middlesex	West Central	144
Jamesburg borough	Middlesex	West Central	215
Metuchen borough	Middlesex	West Central	30
Middlesex borough	Middlesex	West Central	71
Milltown borough	Middlesex	West Central	74
Monroe township	Middlesex	West Central	2,414
New Brunswick city	Middlesex	West Central	1,001
North Brunswick township	Middlesex	West Central	2,440
Old Bridge township	Middlesex	West Central	8,858
Perth Amboy city	Middlesex	West Central	3,518
Piscataway township	Middlesex	West Central	1,699
Plainsboro township	Middlesex	West Central	4,058
Sayreville borough	Middlesex	West Central	2,460
South Amboy city	Middlesex	West Central	286

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	BUILDABLE LIMIT CAPACITY (DUs)
South Brunswick township	Middlesex	West Central	5,671
South Plainfield borough	Middlesex	West Central	579
South River borough	Middlesex	West Central	62
Spotswood borough	Middlesex	West Central	110
Woodbridge township	Middlesex	West Central	3,798
Bedminster township	Somerset	West Central	562
Bernards township	Somerset	West Central	138
Bernardsville borough	Somerset	West Central	59
Bound Brook borough	Somerset	West Central	11
Branchburg township	Somerset	West Central	1,022
Bridgewater township	Somerset	West Central	2,324
Far Hills borough	Somerset	West Central	83
Franklin township	Somerset	West Central	2,351
Green Brook township	Somerset	West Central	45
Hillsborough township	Somerset	West Central	2,589
Manville borough	Somerset	West Central	6
Millstone borough	Somerset	West Central	33
Montgomery township	Somerset	West Central	1,159
North Plainfield borough	Somerset	West Central	131
Peapack and Gladstone borough	Somerset	West Central	105
Raritan borough	Somerset	West Central	832
Rocky Hill borough	Somerset	West Central	28
Somerville borough	Somerset	West Central	92
South Bound Brook borough	Somerset	West Central	14
Warren township	Somerset	West Central	295
Watchung borough	Somerset	West Central	142
		WEST CENTRAL TOTAL	64,284
East Windsor township	Mercer	East Central	1,311
Ewing township	Mercer	East Central	999
Hamilton township	Mercer	East Central	2,709
Hightstown borough	Mercer	East Central	9
Hopewell borough	Mercer	East Central	16
Hopewell township	Mercer	East Central	1,641
Lawrence township	Mercer	East Central	1,868
Pennington borough	Mercer	East Central	30
Princeton	Mercer	East Central	0
Robbinsville township	Mercer	East Central	0
Trenton city	Mercer	East Central	1,276

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	BUILDABLE LIMIT CAPACITY (DUs)
West Windsor township	Mercer	East Central	2,299
Aberdeen township	Monmouth	East Central	104
Allenhurst borough	Monmouth	East Central	3
Allentown borough	Monmouth	East Central	3
Asbury Park city	Monmouth	East Central	2
Atlantic Highlands borough	Monmouth	East Central	4
Avon-by-the-Sea borough	Monmouth	East Central	0
Belmar borough	Monmouth	East Central	24
Bradley Beach borough	Monmouth	East Central	20
Brielle borough	Monmouth	East Central	14
Colts Neck township	Monmouth	East Central	3
Deal borough	Monmouth	East Central	9
Eatontown borough	Monmouth	East Central	59
Englishtown borough	Monmouth	East Central	11
Fair Haven borough	Monmouth	East Central	9
Farmingdale borough	Monmouth	East Central	0
Freehold borough	Monmouth	East Central	39
Freehold township	Monmouth	East Central	565
Hazlet township	Monmouth	East Central	52
Highlands borough	Monmouth	East Central	2
Holmdel township	Monmouth	East Central	7
Howell township	Monmouth	East Central	639
Interlaken borough	Monmouth	East Central	0
Keansburg borough	Monmouth	East Central	12
Keyport borough	Monmouth	East Central	12
Lake Como borough	Monmouth	East Central	6
Little Silver borough	Monmouth	East Central	1
Loch Arbour village	Monmouth	East Central	304
Long Branch city	Monmouth	East Central	95
Manalapan township	Monmouth	East Central	7
Manasquan borough	Monmouth	East Central	121
Marlboro township	Monmouth	East Central	13
Matawan borough	Monmouth	East Central	88
Middletown township	Monmouth	East Central	15
Millstone township	Monmouth	East Central	0
Monmouth Beach borough	Monmouth	East Central	104
Neptune City borough	Monmouth	East Central	13
Neptune township	Monmouth	East Central	172

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	BUILDABLE LIMIT CAPACITY (DUs)
Ocean township	Monmouth	East Central	136
Oceanport borough	Monmouth	East Central	31
Red Bank borough	Monmouth	East Central	0
Roosevelt borough	Monmouth	East Central	8
Rumson borough	Monmouth	East Central	0
Sea Bright borough	Monmouth	East Central	3
Sea Girt borough	Monmouth	East Central	3
Shrewsbury borough	Monmouth	East Central	0
Shrewsbury township	Monmouth	East Central	1
Spring Lake borough	Monmouth	East Central	3
Spring Lake Heights borough	Monmouth	East Central	15
Tinton Falls borough	Monmouth	East Central	185
Union Beach borough	Monmouth	East Central	3
Upper Freehold township	Monmouth	East Central	344
Wall township	Monmouth	East Central	155
West Long Branch borough	Monmouth	East Central	21
Barnegat Light borough	Ocean	East Central	0
Barnegat township	Ocean	East Central	4,867
Bay Head borough	Ocean	East Central	0
Beach Haven borough	Ocean	East Central	0
Beachwood borough	Ocean	East Central	97
Berkeley township	Ocean	East Central	30
Brick township	Ocean	East Central	857
Eagleswood township	Ocean	East Central	1
Harvey Cedars borough	Ocean	East Central	0
Island Heights borough	Ocean	East Central	14
Jackson township	Ocean	East Central	4,569
Lacey township	Ocean	East Central	220
Lakehurst borough	Ocean	East Central	205
Lakewood township	Ocean	East Central	5,167
Lavallette borough	Ocean	East Central	0
Little Egg Harbor township	Ocean	East Central	43
Long Beach township	Ocean	East Central	9
Manchester township	Ocean	East Central	3,662
Mantoloking borough	Ocean	East Central	0
Ocean Gate borough	Ocean	East Central	0
Ocean township	Ocean	East Central	134
Pine Beach borough	Ocean	East Central	3

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	BUILDABLE LIMIT CAPACITY (DUs)
Plumsted township	Ocean	East Central	34
Point Pleasant Beach borough	Ocean	East Central	14
Point Pleasant borough	Ocean	East Central	70
Seaside Heights borough	Ocean	East Central	0
Seaside Park borough	Ocean	East Central	0
Ship Bottom borough	Ocean	East Central	30
South Toms River borough	Ocean	East Central	30
Stafford township	Ocean	East Central	3,528
Surf City borough	Ocean	East Central	0
Toms River township	Ocean	East Central	7,298
Tuckerton borough	Ocean	East Central	239
		EAST CENTRAL TOTAL	46,719
Bass River township	Burlington	Southwest	171
Beverly city	Burlington	Southwest	0
Bordentown city	Burlington	Southwest	75
Bordentown township	Burlington	Southwest	966
Burlington city	Burlington	Southwest	177
Burlington township	Burlington	Southwest	3,668
Chesterfield township	Burlington	Southwest	156
Cinnaminson township	Burlington	Southwest	1,004
Delanco township	Burlington	Southwest	577
Delran township	Burlington	Southwest	546
Eastampton township	Burlington	Southwest	638
Edgewater Park township	Burlington	Southwest	730
Evesham township	Burlington	Southwest	885
Fieldsboro borough	Burlington	Southwest	6
Florence township	Burlington	Southwest	1,443
Hainesport township	Burlington	Southwest	534
Lumberton township	Burlington	Southwest	906
Mansfield township	Burlington	Southwest	901
Maple Shade township	Burlington	Southwest	335
Medford Lakes borough	Burlington	Southwest	52
Medford township	Burlington	Southwest	2,120
Moorestown township	Burlington	Southwest	1,106
Mount Holly township	Burlington	Southwest	286
Mount Laurel township	Burlington	Southwest	1,619
New Hanover township	Burlington	Southwest	1
North Hanover township	Burlington	Southwest	413

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	BUILDABLE LIMIT CAPACITY (DUs)
Palmyra borough	Burlington	Southwest	419
Pemberton borough	Burlington	Southwest	71
Pemberton township	Burlington	Southwest	3,642
Riverside township	Burlington	Southwest	134
Riverton borough	Burlington	Southwest	3
Shamong township	Burlington	Southwest	563
Southampton township	Burlington	Southwest	1,126
Springfield township	Burlington	Southwest	167
Tabernacle township	Burlington	Southwest	755
Washington township	Burlington	Southwest	58
Westampton township	Burlington	Southwest	1,701
Willingboro township	Burlington	Southwest	523
Woodland township	Burlington	Southwest	312
Wrightstown borough	Burlington	Southwest	0
Audubon borough	Camden	Southwest	57
Audubon Park borough	Camden	Southwest	0
Barrington borough	Camden	Southwest	236
Bellmawr borough	Camden	Southwest	237
Berlin borough	Camden	Southwest	92
Berlin township	Camden	Southwest	175
Brooklawn borough	Camden	Southwest	4
Camden city	Camden	Southwest	888
Cherry Hill township	Camden	Southwest	1,705
Chesilhurst borough	Camden	Southwest	356
Clementon borough	Camden	Southwest	47
Collingswood borough	Camden	Southwest	19
Gibbsboro borough	Camden	Southwest	67
Gloucester City city	Camden	Southwest	96
Gloucester township	Camden	Southwest	3,195
Haddon Heights borough	Camden	Southwest	110
Haddon township	Camden	Southwest	58
Haddonfield borough	Camden	Southwest	12
Hi-Nella borough	Camden	Southwest	60
Laurel Springs borough	Camden	Southwest	3
Lawnside borough	Camden	Southwest	352
Lindenwold borough	Camden	Southwest	623
Magnolia borough	Camden	Southwest	31
Merchantville borough	Camden	Southwest	4

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	BUILDABLE LIMIT CAPACITY (DUs)
Mount Ephraim borough	Camden	Southwest	10
Oaklyn borough	Camden	Southwest	20
Pennsauken township	Camden	Southwest	658
Pine Hill borough	Camden	Southwest	505
Pine Valley borough	Camden	Southwest	86
Runnemede borough	Camden	Southwest	162
Somerdale borough	Camden	Southwest	58
Stratford borough	Camden	Southwest	56
Tavistock borough	Camden	Southwest	0
Voorhees township	Camden	Southwest	2,127
Waterford township	Camden	Southwest	2,406
Winslow township	Camden	Southwest	5,057
Woodlynne borough	Camden	Southwest	30
Clayton borough	Gloucester	Southwest	890
Deptford township	Gloucester	Southwest	4,383
East Greenwich township	Gloucester	Southwest	3,066
Elk township	Gloucester	Southwest	1,036
Franklin township	Gloucester	Southwest	780
Glassboro borough	Gloucester	Southwest	1,469
Greenwich township	Gloucester	Southwest	771
Harrison township	Gloucester	Southwest	1,238
Logan township	Gloucester	Southwest	1,486
Mantua township	Gloucester	Southwest	3,974
Monroe township	Gloucester	Southwest	5,712
National Park borough	Gloucester	Southwest	20
Newfield borough	Gloucester	Southwest	62
Paulsboro borough	Gloucester	Southwest	115
Pitman borough	Gloucester	Southwest	272
South Harrison township	Gloucester	Southwest	276
Swedesboro borough	Gloucester	Southwest	62
Washington township	Gloucester	Southwest	2,900
Wenonah borough	Gloucester	Southwest	17
West Deptford township	Gloucester	Southwest	3,783
Westville borough	Gloucester	Southwest	51
Woodbury city	Gloucester	Southwest	116
Woodbury Heights borough	Gloucester	Southwest	66
Woolwich township	Gloucester	Southwest	2,876
		SOUTHWEST TOTAL	83,812

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	BUILDABLE LIMIT CAPACITY (DU's)
Absecon city	Atlantic	S/Southwest	258
Atlantic City city	Atlantic	S/Southwest	221
Brigantine city	Atlantic	S/Southwest	0
Buena borough	Atlantic	S/Southwest	146
Buena Vista township	Atlantic	S/Southwest	1,801
Corbin City city	Atlantic	S/Southwest	0
Egg Harbor City city	Atlantic	S/Southwest	561
Egg Harbor township	Atlantic	S/Southwest	15,173
Estell Manor city	Atlantic	S/Southwest	469
Folsom borough	Atlantic	S/Southwest	117
Galloway township	Atlantic	S/Southwest	8,480
Hamilton township	Atlantic	S/Southwest	8,025
Hammonton town	Atlantic	S/Southwest	3,152
Linwood city	Atlantic	S/Southwest	43
Longport borough	Atlantic	S/Southwest	0
Margate City city	Atlantic	S/Southwest	0
Mullica township	Atlantic	S/Southwest	825
Northfield city	Atlantic	S/Southwest	116
Pleasantville city	Atlantic	S/Southwest	587
Port Republic city	Atlantic	S/Southwest	22
Somers Point city	Atlantic	S/Southwest	79
Ventnor City city	Atlantic	S/Southwest	6
Weymouth township	Atlantic	S/Southwest	857
Avalon borough	Cape May	S/Southwest	1
Cape May city	Cape May	S/Southwest	4
Cape May Point borough	Cape May	S/Southwest	0
Dennis township	Cape May	S/Southwest	237
Lower township	Cape May	S/Southwest	357
Middle township	Cape May	S/Southwest	1,693
North Wildwood city	Cape May	S/Southwest	0
Ocean City city	Cape May	S/Southwest	0
Sea Isle City city	Cape May	S/Southwest	0
Stone Harbor borough	Cape May	S/Southwest	0
Upper township	Cape May	S/Southwest	287
West Cape May borough	Cape May	S/Southwest	33
West Wildwood borough	Cape May	S/Southwest	0
Wildwood city	Cape May	S/Southwest	0
Wildwood Crest borough	Cape May	S/Southwest	0

Courtesy copy of proposed regulations subject to revisions by the Office of Administrative Law.
The proposed regulations will be published in the June 2, 2014 New Jersey Register

MUNICIPALITY	COUNTY	REGION	BUILDABLE LIMIT CAPACITY (DUs)
Woodbine borough	Cape May	S/Southwest	646
Bridgeton city	Cumberland	S/Southwest	1,619
Commercial township	Cumberland	S/Southwest	2,448
Deerfield township	Cumberland	S/Southwest	3,759
Downe township	Cumberland	S/Southwest	648
Fairfield township	Cumberland	S/Southwest	2,008
Greenwich township	Cumberland	S/Southwest	169
Hopewell township	Cumberland	S/Southwest	2,698
Lawrence township	Cumberland	S/Southwest	3,428
Maurice River township	Cumberland	S/Southwest	603
Millville city	Cumberland	S/Southwest	11,868
Shiloh borough	Cumberland	S/Southwest	699
Stow Creek township	Cumberland	S/Southwest	579
Upper Deerfield township	Cumberland	S/Southwest	2,117
Vineland city	Cumberland	S/Southwest	86
Alloway township	Salem	S/Southwest	890
Carneys Point township	Salem	S/Southwest	3,037
Elmer borough	Salem	S/Southwest	132
Elsinboro township	Salem	S/Southwest	17
Lower Alloways Creek township	Salem	S/Southwest	197
Mannington township	Salem	S/Southwest	934
Oldmans township	Salem	S/Southwest	1,030
Penns Grove borough	Salem	S/Southwest	65
Pennsville township	Salem	S/Southwest	1,016
Pilesgrove township	Salem	S/Southwest	1,185
Pittsgrove township	Salem	S/Southwest	1,368
Quinton township	Salem	S/Southwest	762
Salem city	Salem	S/Southwest	624
Upper Pittsgrove township	Salem	S/Southwest	951
Woodstown borough	Salem	S/Southwest	343
		S/SOUTHWEST TOTAL	89,476
		STATE TOTAL	340,236

ENDNOTES

¹ J. Douglas Carroll, Jr. "The Relation of Homes to Work Places and the Spatial Pattern of Cities," *Social Forces* 30 (1952); 271; and the American Society of Planning Officials, *Relationships of the Journey to Work*, Planning Advisory Service Report No. 5 (Chicago ASPO, 1951)

² U.S. Department of Housing and Urban Development, Federal Housing Administration, Economic and Market Analysis Division. *FHA Techniques of Housing Market Analysis* (Washington, D.C.: U.S. Government Printing Office, August 1970).

³ U.S. Department of Commerce, Bureau of the Census, *2007-2011 American Community Sample (ACS)*, Public Use Microdata Sample, census.gov/acs/www.

⁴ N.J.S.A. 52:27D-301 et. Seq.

⁵ U.S. Department of Commerce, Bureau of the Census, *2007-2011 American Community Sample (ACS)*, Public Use Microdata Sample, census.gov/acs/www.

⁶ Nonresidential Employee Multipliers = SQFT÷1,000: (3)2.8, (4)1.7, (5)1.6, (6)3.2, (7)1.6, (8)3.4, (9)2.6, (12)2.6, (13)1.2, (14)1.6, (15)2.6, (17) 0.0

⁷ *New Jersey State Development and Redevelopment Plan*. New Jersey State Planning Commission, www.state.nj.us/state/planning/final-plan/2012

⁸ *Population and Labor Force Projections*. New Jersey Department of Labor and Workforce Development, http://lwd.dol.state.nj.us/labor/lipa/demography/final_spp_nov8/pub.pdf.

⁹ Griswold, Nigel G. *Estimating the Effects of Demolishing Distressed Structures in Cleveland, Ohio, 2009-2013*, Griswold Consulting Group, Cleveland, OH.

¹⁰ Galster, George, and Jerome Rothberg. "Filtering in Urban Housing; a Graphical Analysis of a Quality-Segmented Market", November 1999, *Journal of Planning* p37+.

¹¹ Reade, Julia and Zhu, Xiao. "Residential Conversions", 2000 Joint Center for Housing Studies

¹² www.state.nj.us/dca/divisions/digs/resources/muni_stateaid.html.

¹³ www.nps.gov/history/nn/national-registry.html.

¹⁴ The *2007 to 2011 American Community Survey* are samples of the same areas for five years that ultimately comprise a 5% sample. This data set has income information at the county level that enables the low and moderate income population to be identified.

¹⁵ This has been the procedure followed with Salem and Gloucester Counties for decades due to the size of Salem County.

¹⁶ These are households who may qualify as low and moderate income (the vast majority are moderate income) but own fully paid-off structures and pay less than 38% of their income for housing.

¹⁷ Other noninstitutional group quarters include those in emergency shelters as well as those using soup kitchens and those living long-term in hotels, motels and rooming houses. The full count is divided by 2 to determine units and multiplied by 80% to determine lower income.

¹⁸ Vacancy in seasonal units has been removed as well as vacancy in "other" units.

¹⁹ The total distributed by municipality (47,358) is slightly different than a figure of 47,306 in the Econsult report. This is the filtering file on hand at COAH.

²⁰ The inclusion of this number is explained in detail in the endnote that follows.

²¹ This need (77,533) is recognized by and distributed to municipalities. If in Rounds 1 and 2, Recalculated Prospective Need (41,819 and 52,659 respectively) were reduced /expanded by the current procedures for the 1987-1999 period, filtering, conversions and demolitions would amount to a -25,321. This number subtracted from 94,478 is 69,157. This is 8,376 lower than 77,533. The larger, 77,533 number is retained because it is a recognized number for a prior period.

²² This is the vacant land adjustment for 1987-1999.

²³ This is composed of a positive obligation of 70,848 and a negative obligation of 49,290. The Buildable Unit Loss is subtracted from the positive Unanswered Prior Obligation